



GRASSROOTS
REALTY GROUP

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**260 Greenwich Lane
Fort McMurray, Alberta**

MLS # A2202979



\$179,500

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,306 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Mixed, Other, Vinyl Siding, Wood Frame
Foundation:	Piling(s)
Features:	Jetted Tub, No Animal Home, Open Floorplan, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 290
LLD:	-
Zoning:	RMH-2
Utilities:	-

Inclusions: None

Welcome to 260 Greenwich Lane! This beautifully renovated mobile home is move-in ready and perfectly situated near schools, parks and amenities. The owners have spared no expense in updating this home—major upgrades in the last three years include a new furnace, air conditioning system, shingles and more! Inside, you'll find a stunning new kitchen, modern vinyl plank flooring, fresh paint and a gas fireplace, creating a warm and inviting space. This unique floor plan offers ample space, including a dedicated mudroom entrance, a versatile addition that can serve as a dining area, playroom, or music room and a flexible extra room—perfect for guests, storage or a home-based business. Outside, enjoy ample off-street parking, a front porch and a spacious rear deck. The backyard also features a large shed with a convenient roll-up garage-style door. ** ECONOMIC LIFE REPORT COMPLETED IN FEBRUARY 2025 - NEW EFFECTIVE AGE OF 20 YEARS (2005) **