



GRASSROOTS
REALTY GROUP

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232 Greenwich Lane
Fort McMurray, Alberta

MLS # A2306101



\$63,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,301 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	See Remarks	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-2
Foundation:	Block, See Remarks, Wood	Utilities:	-
Features:	See Remarks		

Inclusions: list of chattels included-Hot water heater, Kitchen cabinets, Fridge, Dry wall, Insulation, Kitchen, Sink, Tub enclosure, Toilet, Bathroom sink sold as is where is as of possession

YES- THIS PRICE INCLUDES THE LAND | ROLL UP YOUR SLEEVES and FINISH HOME for immediate SWEAT EQUITY | This double-wide manufactured home offers a fantastic chance to build equity or create a profitable rental. Renovations have already begun, with framing in place for 2 bedrooms, an oversized open-concept kitchen and living room, a large bathroom, and a second family or flex room could be converted to 3rd bedroom—ideal for a home office, gym, or guest space. The hard work has been started and it's now ready for your vision. Situated on a large lot with a storage shed and parking for up to 4 vehicles, there's plenty of outdoor space and potential. The seller will be leaving behind all existing building materials, giving you a head start on completion. Whether you're an investor, contractor, or buyer looking to customize your own home, the opportunity is exceptional.