



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**132 Greentree Crescent
Fort McMurray, Alberta**

MLS # A2319393



\$299,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,436 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Deep Freeze, microwave, all available window coverings, AC unit, 2 sheds, firepit

132 Greentree Crescent – HUGE LOT | RV PARKING | QUIET CUL-DE-SAC! Just under 10,000 sqft of land!! Welcome to 132 Greentree Crescent — a rare opportunity to own one of the largest lots in Gregoire Park, complete with RV parking and a 30AMP hookup! Tucked away in a quiet cul-de-sac, this beautifully maintained 2005 mobile home offers an incredible combination of space, functionality, and outdoor living. Step inside to discover a bright and inviting open-concept layout featuring vaulted ceilings, updated light fixtures, and newer vinyl plank flooring throughout. The spacious kitchen offers plenty of room for meal prep and entertaining, flowing seamlessly into the living and dining areas for comfortable everyday living. This home features 3 generously sized bedrooms and 2 full bathrooms, including a spacious primary retreat complete with a 4-piece ensuite and walk-in closet. The backyard is truly a dream come true — massive, private, and bathed in full evening sun! Whether you're entertaining, relaxing, or need space for all your toys, this property delivers. Enjoy rear double-gate access for easy entry and exit, plus two incredible storage buildings: a 10x12 shed and an impressive 20x24 wired workshop/shed complete with cable hookup, man door access, and a wood stove for heating — perfect for hobbies, projects, or additional storage. Additional highlights include air conditioning, newer interior doors, and a massive driveway with ample parking, including room to build a future garage if desired. Properties with lots this size, RV parking and power and water hook up, and workshop potential don't come around often. Call today to book your private viewing!