



GRASSROOTS
REALTY GROUP

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212 Greenwich Lane
Fort McMurray, Alberta

MLS # A2322807



\$243,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,592 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Parkade, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, RANGE HOOD, WASHER, DRYER

Welcome to 212 Greenwich Lane: The first thing you'll notice is the driveway. Anyone searching in Gregoire knows how hard it is to find a mobile home with room to park multiple vehicles, and this one delivers from the moment you pull in. Step through the gate and the backyard opens up, anchored by an oversized covered patio built for slow summer evenings and easy entertaining. Inside, new vinyl flooring runs through an open, light-filled floor plan. The living room is bright, the dining area is generous, and the kitchen is stacked with upper and lower cabinetry and newer appliances. Just past it you'll find the laundry area and an updated powder room. Keep going and the home reveals a second living space with a gas fireplace and its own private entry, plus an additional bedroom. It's the kind of layout that flexes for guests, teens, or a home office. The primary suite is spacious, with a mirrored closet and a private ensuite featuring a tub and shower combo. On the opposite end, two more bedrooms share a fully renovated bathroom, also with a tub and shower combo. At just \$335 per month, condo fees here cover water and garbage, making this an easy yes on value. You're close to schools, with a bus stop right across the street and several registered day homes nearby. Everyday life, simplified. Recent updates: Dishwasher (2025) & Washer & dryer (2024) & Powder room (2024) & Furnace (2021) & Roof (2019) & Remaining appliances (2016) & New vinyl flooring and freshly painted walls within the last few years. Room to park, room to grow, and a price point that makes sense. Homes like this don't sit long in Gregoire. Request a Private Showing Experience.