



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**329 Greenwich Lane
Fort McMurray, Alberta**

MLS # A2322961



\$164,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,021 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Greenbelt, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	See Remarks, Skylight(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings/Blinds, Furniture Negotiable

Set across from the greenbelt treeline in Gregoire Park, this three-bedroom, two-bathroom mobile home offers a functional layout, private outdoor space, and convenient access to nearby amenities and recreation. With parking for two vehicles and a location that appeals to both outdoor enthusiasts and those seeking everyday convenience, this property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. — **MAIN LIVING AREA:** The living room features large windows that allow for natural light throughout the space, while the open-concept layout flows into the dining area and kitchen. The kitchen offers white cabinetry, ample storage and counter space, and a skylight that brings additional natural light into the home. Laminate flooring extends throughout most of the property, with carpet in one bedroom. — **BEDROOMS & BATHROOMS:** The floor plan places two bedrooms and a full bathroom at the front of the home, while the primary bedroom is situated at the rear for added privacy. The primary suite includes its own full ensuite bathroom. — **EXTERIOR & ADDITIONAL FEATURES:** Outside, you'll find two decks and a private yard, while the property's location across from the greenbelt treeline adds to its appeal. The decks were recoated with Thompson's WaterSeal in 2025. Additional features include laundry conveniently located near the rear entrance, two entry doors, parking for two vehicles, and a hot water tank that has been replaced in recent years. Convenient visitor parking is situated nearby across the street, offering easy access for guests while preserving the property's treeline-facing setting. Furniture is negotiable. — **LOCATION:** Gregoire Park offers convenient access to schools, parks, playgrounds, shops, restaurants, and other everyday amenities, along with quick access to Highway

63 and a short drive to downtown Fort McMurray. Popular with outdoor enthusiasts, the area features nearby trail systems and greenspaces and is well suited for those who enjoy walking, quadding, snowmobiling, and other outdoor activities. Situated across from the greenbelt treeline, this property offers a setting that combines convenience with outdoor lifestyle appeal. Whether you're entering the market, adding to your investment portfolio, or looking for a home with potential in a convenient location, this property offers an opportunity to make it your own in the established community of Gregoire Park.