



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

125 Greenwich Lane
Fort McMurray, Alberta

MLS # A2327121



\$330,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,212 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Interior Lot, Landscaped, Lawn, No Back L		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Heater, Garage Fridge. 3 Garage remotes and 1 key, house keys x2, mailbox key x2.

Welcome to 125 Greenwich Lane, a beautifully maintained home situated on an impressive 9,515.6 sq/ft corner lot with a massive 24 x 28 heated detached garage, two driveways, and exceptional parking for vehicles, RVs, and recreational toys. Offering a fully fenced yard, numerous updates, and a functional layout, this property is the perfect combination of space, versatility, and value. Positioned on one of the larger lots in the neighbourhood, the home enjoys a prime corner location with parking for four vehicles in the front driveway, an additional side driveway accommodating three more vehicles, plus dedicated RV parking beside the garage. The heated detached garage is a standout feature, offering 220V power with a sub panel, a garage refrigerator that will remain, and rough in plumbing for future in floor heating. The fully fenced yard, completed in 2023, creates a private outdoor retreat with a large deck, mature lilac bush, and sunshine throughout the day. Inside, the home has been thoughtfully updated with modern flooring, fresh paint, contemporary black LED light fixtures, and updated black hardware throughout. The kitchen features updated cabinetry, a functional island, white appliances, and a dishwasher replaced approximately two years ago. Additional storage has been added in both the dining area and laundry room, while the large patio door fills the home with natural light and provides easy access to the backyard. The home offers three bedrooms and two full bathrooms with no carpet anywhere, creating a clean, low maintenance living environment. The spacious primary suite is privately located at the rear of the home and features a walk in closet and a four piece ensuite complete with a jetted tub. Both bathrooms have been refreshed with updated vanities featuring modern vessel sinks. Additional updates include a new furnace replaced in October 2024,

garage shingles completed in June 2025, and central air conditioning for year round comfort. Conveniently located across from a site bus stop with quick access in and out of the neighbourhood, and adjacent to visitor parking, this property offers both convenience and functionality. With its oversized lot, exceptional garage, extensive parking, and move in ready condition, 125 Greenwich Lane is a rare opportunity for buyers looking for space inside and out. Schedule your private showing today.