

# \$40,000 - 196 Greely Road, Fort McMurray

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MLS® #A2221275

## \$40,000

3 Bedroom, 2.00 Bathroom, 1,280 sqft  
Residential on 0.15 Acres

Gregoire Park, Fort McMurray, Alberta

Opportunity knocks- \$40,000 with land included!! This mobile home sits on a generous 6,331 sq ft lot backing onto peaceful greenspace. Priced at land value, this property is ideal for someone handy with vision. The home offers a great layout with a front porch addition, spacious living and dining areas, a walk-through kitchen, and a separate laundry area. Featuring 3 bedrooms, a full main bath, and a 3-piece ensuite off the primary. This property is being Sold as is, where is with no warranties or representations.

Built in 1977

## Essential Information

MLS® #	A2221275
Price	\$40,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

## Community Information

Address 196 Greely Road



Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3Y6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Off Street

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Greenbelt
Roof	Asphalt, See Remarks
Construction	See Remarks
Foundation	Block, Wood

### Additional Information

Date Listed	May 15th, 2025
Days on Market	3
Zoning	RMH-2

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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