

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

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, where is with no warranties or representations, whatsoever. All property Information provided, including size and measurements, and condo fees should not be relied upon and must be verified by the purchaser.

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
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## 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	Wood, See Remarks

## Additional Information

Date Listed	May 15th, 2025
Days on Market	54
Zoning	RMH-2

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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