

\$192,500 - 260 Greenwich Lane, Fort McMurray

MLS® #A2202979

\$192,500

2 Bedroom, 1.00 Bathroom, 1,306 sqft
Residential on 0.10 Acres

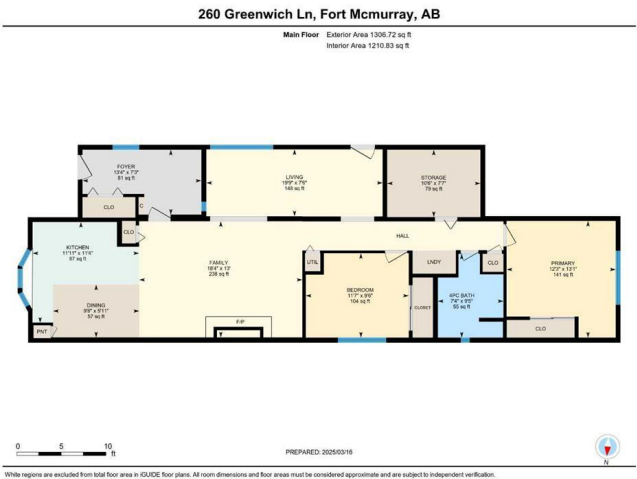
Gregoire Park, Fort McMurray, Alberta

Welcome to 260 Greenwich Lane! This beautifully renovated mobile home is move-in ready and perfectly situated near schools, parks and amenities. The owners have spared no expense in updating this home—major upgrades in the last three years include a new furnace, air conditioning system, shingles and more! Inside, you'll find a stunning new kitchen, modern vinyl plank flooring, fresh paint and a gas fireplace, creating a warm and inviting space. This unique floor plan offers ample space, including a dedicated mudroom entrance, a versatile addition that can serve as a dining area, playroom, or music room and a flexible extra room—perfect for guests, storage or a home-based business. Outside, enjoy ample off-street parking, a front porch and a spacious rear deck. The backyard also features a large shed with a convenient roll-up garage-style door. ** ECONOMIC LIFE REPORT COMPLETED IN FEBRUARY 2025 - NEW EFFECTIVE AGE OF 20 YEARS (2005) **

Built in 1977

Essential Information

| | |
|------------|-----------|
| MLS® # | A2202979 |
| Price | \$192,500 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|-------------------------|
| Square Footage | 1,306 |
| Acres | 0.10 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 260 Greenwich Lane |
| Subdivision | Gregoire Park |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H3Z3 |

Amenities

| | |
|----------------|-----------------------|
| Amenities | Park, Visitor Parking |
| Parking Spaces | 3 |
| Parking | Driveway, Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Jetted Tub, No Animal Home, Open Floorplan, Storage, Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting |
| Lot Description | Back Yard, City Lot |
| Roof | Asphalt Shingle |
| Construction | Mixed, Other, Vinyl Siding, Wood Frame |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 39 |
| Zoning | RMH-2 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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