

# \$179,500 - 260 Greenwich Lane, Fort McMurray

MLS® #A2202979

**\$179,500**

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

Gregoire Park, Fort McMurray, Alberta

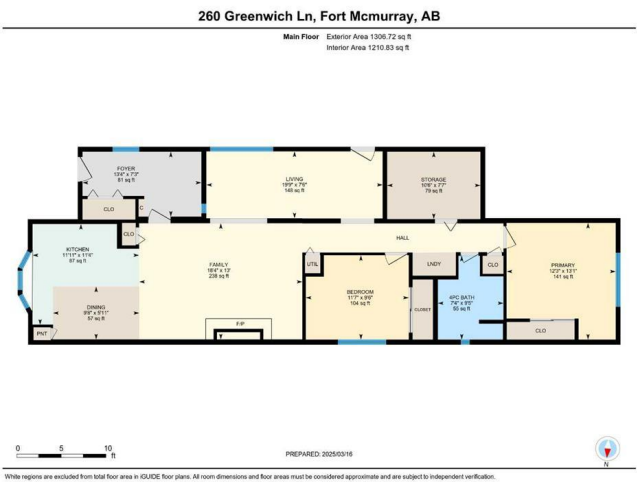
Welcome to 260 Greenwich Lane! This beautifully renovated mobile home is move-in ready and perfectly situated near schools, parks and amenities. The owners have spared no expense in updating this home—major upgrades in the last three years include a new furnace, air conditioning system, shingles and 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)

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Built in 1977

## Essential Information

MLS® #	A2202979
Price	\$179,500
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	No Animal Home, Open Floorplan, Vinyl Windows, Jetted Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
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, Vinyl Siding, Wood Frame, Other
Foundation	Piling(s)

### Additional Information

Date Listed	March 17th, 2025
Days on Market	140
Zoning	RMH-2

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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