# \$149,900 - 136 Greenbriar Bay, Fort McMurray

MLS® #A2247684

#### \$149,900

2 Bedroom, 2.00 Bathroom, 1,312 sqft Residential on 0.18 Acres

Gregoire Park, Fort McMurray, Alberta

136 Greenbriar Bay is a renovator's dream, a flipper's next success story, and an investor's fast-track to profit. With demolition already complete and 75% of the rebuild finished, you're just a few steps away from turning this into a fully realized home. Designed with the potential for 3 bedrooms and 2 bathrooms, it's ready for your final touches to bring it to life.

The attached shed offers a warm, sheltered workspace for the handyman or hobby enthusiast to enjoy year-round, while the spacious yard, detached shed, and partial fencing add even more value and versatility. Nestled in a welcoming community right next to a walking trail, this property is perfectly priced to reflect the love and vision it's waiting for.

Whether you're looking to finish a project quickly for resale or create a home with your own stamp on it, this is your chance to unlock the potential and enjoy the rewards.

Built in 1974

#### **Essential Information**

MLS® # A2247684 Price \$149,900

Bedrooms 2
Bathrooms 2.00







Full Baths 1

Half Baths 1

Square Footage 1,312 Acres 0.18

Year Built 1974

Type Residential Sub-Type Detached

Style Modular Home

Status Active

## **Community Information**

Address 136 Greenbriar Bay

Subdivision Gregoire Park
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 3Y4

#### **Amenities**

Amenities Park

Parking Spaces 3

Parking Off Street, Parking Pad

#### Interior

Interior Features See Remarks

Appliances Other

Heating Forced Air, Natural Gas

Cooling None
Basement None

#### **Exterior**

Exterior Features Storage

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation None

#### **Additional Information**

Date Listed August 11th, 2025

Days on Market 68

Zoning RMH-2

### **Listing Details**

Listing Office RE/MAX Connect

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