

\$224,900 - 381 Greenwich Lane, Fort McMurray

MLS® #A2212514

\$224,900

3 Bedroom, 2.00 Bathroom, 1,344 sqft
Residential on 0.18 Acres

Gregoire Park, Fort McMurray, Alberta

381 Greenwich Lane is a one of a kind IMMACULATE home fronting onto a greenspace and forrest as far as the eye can see! This home has been professionally appraised and is listed 25,000 less than appraised value! As you step inside, you'll be greeted by a stunning open living space adorned with vaulted ceilings, streaming natural light, and neutral finishes. The kitchen is beautifully updated stainless steel appliances, creating the perfect setting for culinary adventures. Adjacent to the kitchen, the dining area offers an ideal spot for family meals or entertaining guests. The front living room has huge windows that flood the home with light and allow you to take in the stunning view from the front of your home and to fully appreciate the glistening pristine hardwood throughout. There are two fully permitted additions to the home- one being a large foyer as your entry way and another in the back as a mudroom/storage. The master is spacious and features a full ensuite. Down the hall you have two great sized rooms, a full bathroom, and an oversized laundry room. This laundry room was formerly a bedroom and the original laundry room is currently used for storage but could easily be converted back to make the home a 4 bedroom if desired. The huge wrap around deck gives you sitting space in the front for morning coffee and a large area in the back complete with a gazebo and barbecue for entertaining or enjoying your meals in the summer. There are two sheds for tons of



storage and TWO DRIVEWAYS for tons of parking and room for all of the toys! This home is complete with Central A/C to keep cool in the summer. The exterior of the home is updated and just as immaculate as the inside! Don't miss your chance to call this incredible home your own! Book a showing today!

Built in 1996

Essential Information

MLS® #	A2212514
Price	\$224,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	0.18
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	381 Greenwich Lane
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H3X6

Amenities

Amenities	Park, Playground, Snow Removal, Trash
Parking Spaces	4
Parking	Additional Parking, Driveway, Front Drive, Gravel Driveway, Off Street, Parking Pad, Rear Drive, Side By Side, Multiple Driveways

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Greenbelt, Landscaped, Low Maintenance Landscape, Private, Secluded
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	April 16th, 2025
Days on Market	31
Zoning	RMH-2

Listing Details

Listing Office	3% REALTY FORT MCMURRAY
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