

# \$175,000 - 173 Greely Road, Fort McMurray

MLS® #A2214676

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,203 sqft  
Residential on 0.10 Acres

Gregoire Park, Fort McMurray, Alberta

Incredible value in this beautifully kept 1997-built mobile home, located in the peaceful, established community of Gregoire. This is more than just a home—it's a smart lifestyle decision. Step inside and be greeted by a bright, open-concept layout with three spacious bedrooms, two full bathrooms, and nearly 1,200 sqft of thoughtfully designed living space. The home is fully furnished from top to bottom—yes, all furnishings are included. From beds and sofas to cookware and décor, it's all here. Just bring your clothes and groceries, and you're ready to start living. Whether you're a first-time homebuyer looking for a low-barrier entry into the market or an investor seeking a cash-flow-ready rental, this property checks all the boxes. It's clean, comfortable, and completely turnkey. Now let's talk numbers. With 5% down (\$8,950), your mortgage could be under \$1,000/month—a rare opportunity in today's market. That's right—homeownership that actually costs less than rent. Located in a quiet, family-friendly area, close to schools, green spaces, and everyday amenities, this home offers the perfect balance of affordability, convenience, and peace of mind.

- 1) Immediate possession available
- 2) Low condo fees
- 3) Driveway parking
- 4) Flexible viewing times

—vacant and ready to go This is your moment to stop renting, start building equity, and enjoy the pride of homeownership—without the stress or heavy



lifting.

Built in 1997

### Essential Information

MLS® #	A2214676
Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	173 Greely Road
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3Y7

### Amenities

Amenities	Playground
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

**Exterior**

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	71
Zoning	RMH-2

**Listing Details**

Listing Office	RE/MAX Connect
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