# \$297,000 - 184 Greenwich Lane, Fort McMurray

MLS® #A2220930

# \$297,000

4 Bedroom, 2.00 Bathroom, 1,509 sqft Residential on 0.15 Acres

Gregoire Park, Fort McMurray, Alberta

Welcome to this beautifully kept 4-bedroom, 2-bathroom detached home in the heart of Gregoire Parkâ€"offering space, comfort, and functionality for the entire family. From the moment you arrive, you'II appreciate the pride of ownership and thoughtful updates throughout this warm and inviting property. Step inside to discover a bright open-concept layout that seamlessly connects the living, dining, and kitchen areas, creating the perfect environment for everyday living and entertaining. The spacious kitchen features ample cabinetry, great counter space, and flows nicely into the living area, making it easy to stay connected with family and guests. This home is one of the few in the area with four generously sized bedrooms, offering flexibility for growing families, home offices, or hobby spaces. You'II also find two full bathrooms, both well-maintained and functional, to accommodate your needs. The home offers plenty of storage, including multiple closets, so there's a place for everything. Outside, the large lot provides room to roam and enjoy the outdoors. The newly installed chain link fence with privacy slats adds security and peace of mindâ€"ideal for kids, pets, and secure outdoor living. With great parking available, there's plenty of room for multiple vehicles, trailers, or recreational toysâ€"perfect for northern living. Location-wise, this property checks all the boxes: walking distance to bus stops, trails, and schools, and just minutes from shopping







and Highway 63, offering quick access to all corners of the city. Whether you're commuting to work, running errands, or heading out on an adventure, everything you need is close by. Three out of the four rooms are currently rented, making it an excellent opportunity for investors. The property is easy to rent out, with strong interest from potential tenants.

If you're looking for a well-cared-for home that offers both space and convenience in a family-friendly neighborhood, this Gregoire Park gem might be exactly what you've been searching for.

Built in 2014

# **Essential Information**

MLS® # A2220930 Price \$297,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,509 Acres 0.15 Year Built 2014

Type Residential Sub-Type Detached

Style Modular Home

Status Active

# **Community Information**

Address 184 Greenwich Lane

Subdivision Gregoire Park
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 3Z3

#### **Amenities**

Amenities Parking, Park

Parking Spaces

Parking Additional Parking, Driveway, Gravel Driveway, Outside, Parking Pad,

Side By Side

#### Interior

Interior Features Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Open

Floorplan, Pantry, Storage, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Basement None

## **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Lawn, Open Lot

Roof Asphalt Shingle

Construction None Foundation Block

#### **Additional Information**

Date Listed May 15th, 2025

Days on Market 166

Zoning RMH-2

### **Listing Details**

Listing Office RE/MAX Connect

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.