

136 Greenbriar Bay
Fort McMurray, Alberta

MLS # A2247684



\$149,900

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|-----------|--------------------------------|--------|-------------------|
| Division: | Gregoire Park | | |
| Type: | Residential/Manufactured House | | |
| Style: | Modular Home | | |
| Size: | 1,312 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|-------------|-------------------------|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 290 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RMH-2 |
| Foundation: | None | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: NA

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.