

**144 Grecian Place  
Fort McMurray, Alberta****MLS # A2285742****\$119,000****Division:** Gregoire Park**Type:** Residential/Manufactured House**Style:** Mobile Home-Single Wide**Size:** 1,048 sq.ft.      **Age:** 1997 (29 yrs old)**Beds:** 3      **Baths:** 2**Garage:** Stall**Lot Size:** 0.11 Acre**Lot Feat:** Back Yard**Heating:** Forced Air**Water:** -**Floors:** Laminate**Sewer:** -**Roof:** Shingle**Condo Fee:** \$ 335**Basement:** None**LLD:** -**Exterior:** Other**Zoning:** RMH-2**Foundation:** Block**Utilities:** -**Features:** Laminate Counters**Inclusions:** as is where is at the time of possession

Located in a quiet cul-de-sac in the established neighbourhood of Gregoire, 144 Grecian Place presents a strong opportunity for investors seeking an affordable, value-add property. This 1,048 sq. ft. mobile home offers 3 bedrooms and 2 bathrooms, with solid fundamentals and room for cosmetic improvements to increase equity and rental potential. The home features a spacious entryway leading into an open-concept living area with laminate flooring throughout the main level. The functional kitchen includes ample cabinetry, generous counter space, and a bright dining area. Situated on a 4,400 sq. ft. lot, the property offers ample parking and outdoor space — an attractive feature for tenants. With some finishing touches, this property has excellent potential as a rental or long-term hold in a desirable, established neighbourhood.