

381 Greenwich Lane  
Fort McMurray, Alberta

MLS # A2157332



## \$239,900

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Driveway, Front Drive, Gravel Driveway, Multiple Driveway		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Few Trees, Gazebo, Front Yard,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

381 Greenwich Lane is a one of a kind IMMACULATE home fronting onto a greenspace and forest as far as the eye can see! 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!