

**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.