

# \$149,900 - 136 Greenbriar Bay, Fort McMurray

MLS® #A2247684

**\$149,900**

2 Bedroom, 2.00 Bathroom, 1,312 sqft  
Residential on 0.18 Acres

Gregoire Park, Fort McMurray, Alberta

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.

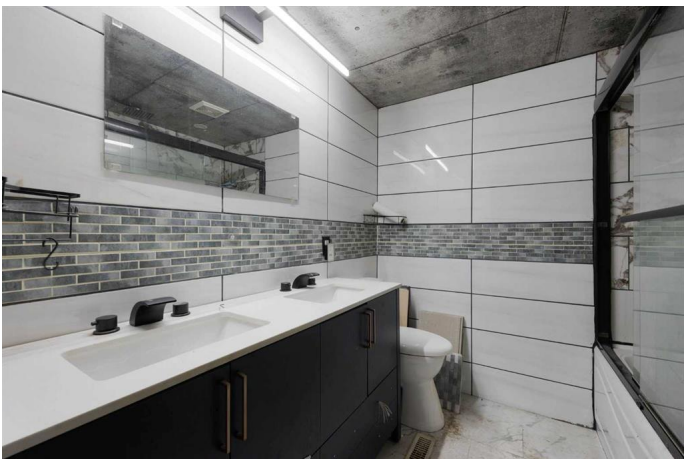
The attached shed offers a warm, sheltered workspace for the handyman or hobby enthusiast to enjoy year-round, while the spacious yard, detached shed, and partial fencing add even more value and versatility. Nestled in a welcoming community right next to a walking trail, this property is perfectly priced 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.

Built in 1974

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2247684  |
| Price     | \$149,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |              |
|----------------|--------------|
| Full Baths     | 1            |
| Half Baths     | 1            |
| Square Footage | 1,312        |
| Acres          | 0.18         |
| Year Built     | 1974         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 136 Greenbriar Bay |
| Subdivision | Gregoire Park      |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9H 3Y4            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Park                    |
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Other                   |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Basement          | None                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | None            |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 11th, 2025 |
|-------------|-------------------|

|                |       |
|----------------|-------|
| Days on Market | 2     |
| 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.