

\$280,000 - 116 Greenwood Place, Fort McMurray

MLS® #A2260672

\$280,000

4 Bedroom, 2.00 Bathroom, 1,511 sqft
Residential on 0.12 Acres

Gregoire Park, Fort McMurray, Alberta

MOVE-IN READY! IMMEDIATE POSSESSION AVAILABLE! Introducing 116 Greenwood Place: a 2008 home perfectly tucked away on a quiet CUL-DE-SAC in Gregoire. Set on a massive 5,300+ sqft lot with **NO NEIGHBOURS BEHIND** and **NONE DIRECTLY BESIDE YOU**, this property offers the rare combination of **PRIVACY** and **SPACE** in a family-friendly community.

The moment you step inside, youâ€™™ll notice the sense of openness created by the **VAULTED CEILINGS** and **WIDE, FLOWING LAYOUT**. The **BRIGHT** living room provides a welcoming space to gather, while the kitchen features **STAINLESS STEEL APPLIANCES** and opens seamlessly into a dining area large enough for a **FULL-SIZED TABLE**. The **LAUNDRY ROOM** is conveniently located with plenty of **STORAGE**, and the primary bedroom includes a **WALK-IN CLOSET** and **FULL ENSUITE BATHROOM**. On the opposite side of the home, **THREE ADDITIONAL SPACIOUS** bedrooms share a **SECOND FULL BATHROOM**, creating a practical and well-designed floor plan.

Outdoors, the lifestyle continues with a **LARGE WRAPAROUND DECK**, **TWO SHEDS** for storage, and a **BACKYARD** that looks onto **GREENSPACE**, surrounded by **MATURE TREES** for added privacy. Visitor parking is located just steps away, while your own **LONG DRIVEWAY** can easily fit **FOUR VEHICLES**,



or your TRUCK paired with an RV, BOAT, or FIFTH WHEEL.

This home has been updated with thoughtful extras including a NEW STOVE and MICROWAVE in 2024, NEW BACKSPLASH and FRESH PAINT in 2025, a HOT WATER TANK in 2023, and NEW SHINGLES in 2023. Additional features include HEAT TRACE, TIE-DOWNS, UPDATED LIGHTING, and NEWER SHEDS and SCREEN DOOR.

With condo fees of only \$335 per month, which already cover GARBAGE and WATER, this property offers excellent value. Families will appreciate being close to SCHOOLS, BUS STOPS, and several REGISTERED DAY HOMES, making everyday living convenient and connected.

116 Greenwood Place is a rare opportunity to enjoy PEACE, PRIVACY, and PRACTICALITY in one of Fort McMurray's most welcoming neighbourhoods. Call now!

Built in 2008

Essential Information

MLS® #	A2260672
Price	\$280,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,511
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	116 Greenwood Place
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2L9

Amenities

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Driveway, Off Street, Outside, Owned, Parkade, Parking Pad, RV Access/Parking, Paved

Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	September 28th, 2025
Days on Market	38
Zoning	RMH-2

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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