

**232 Greenwich Lane
Fort McMurray, Alberta****MLS # A2267045****\$85,000****Division:** Gregoire Park**Type:** Residential/Manufactured House**Style:** Mobile Home-Double Wide**Size:** 1,301 sq.ft. **Age:** 1978 (48 yrs old)**Beds:** 2 **Baths:** 1**Garage:** Off Street**Lot Size:** 0.12 Acre**Lot Feat:** See Remarks**Heating:** See Remarks**Water:** -**Floors:** See Remarks**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** \$ 335**Basement:** None**LLD:** -**Exterior:** Vinyl Siding, Wood Frame**Zoning:** RMH-2**Foundation:** Block, See Remarks, Wood**Utilities:** -**Features:** See Remarks**Inclusions:** INCLUDED AS IS WHERE IS

Investment Opportunity – Finish What's Started! This double-wide manufactured home offers a fantastic chance to build equity or create a profitable rental. Renovations have already begun, with framing in place for 2 bedrooms, an oversized open-concept kitchen and living room, a large bathroom, and a second family or flex room—ideal for a home office, gym, or guest space. The hard work has been started and it's now ready for your vision and finishing touches. Situated on a large lot with a storage shed and parking for up to 4 vehicles, there's plenty of outdoor space and potential. The seller will be leaving behind all existing building materials, giving you a head start on completion. This property is not a foreclosure, but it is being sold "as is, where is" with no warranties or representations. Whether you're an investor, contractor, or buyer looking to customize your own home, the opportunity is exceptional.