

# \$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.

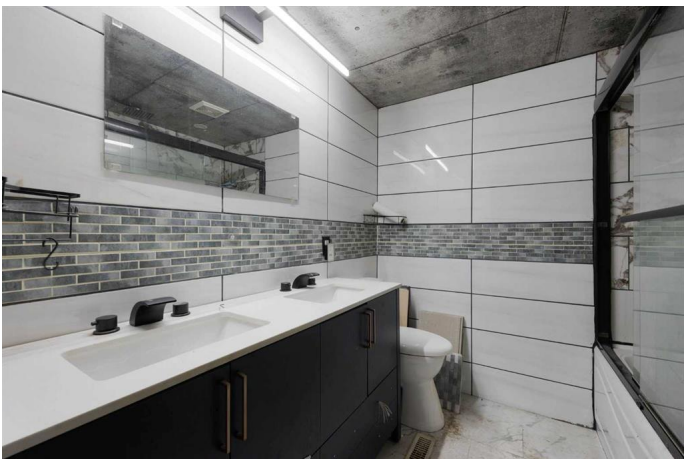
The attached shed offers a warm, sheltered workspace for the handyman or hobby enthusiast to enjoy year-round, while the spacious yard, detached shed, and partial fencing add even more value and versatility. Nestled in a welcoming community right next to a walking trail, this property is perfectly priced 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 | 53    |
| Zoning         | RMH-2 |

## **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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