

\$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.

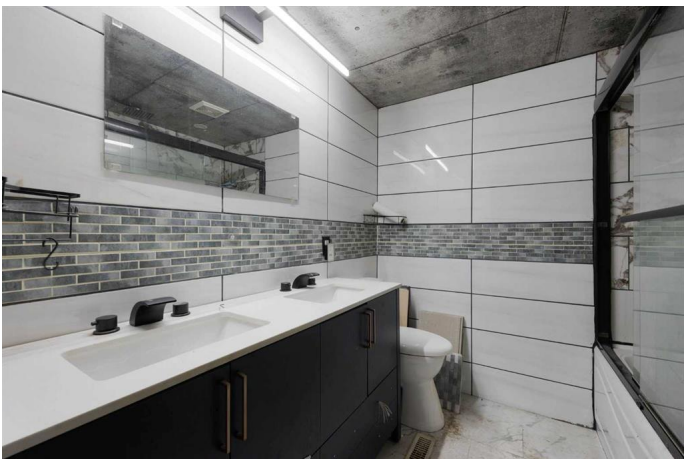
The attached shed offers a warm, sheltered workspace for the handyman or hobby enthusiast to enjoy year-round, while the spacious yard, detached shed, and partial fencing add even more value and versatility. Nestled in a welcoming community right next to a walking trail, this property is perfectly priced 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	48
Zoning	RMH-2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.