



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**168 GRAYLING Crescent, Fort McMurray T9J 1K9**

MLS®#: **A2098607** Area: **Grayling Terrace** Listing Date: **12/19/23** List Price: **\$365,000**  
Status: **Pending** County: **Wood Buffalo** Change: **-\$20k, 27-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray** Finished Floor Area  
Year Built: **1980** Abv Sqft: **1,500**  
Low Sqft:  
Ttl Sqft: **1,500**  
Lot Sz Ar: **3,081 sqft**  
Lot Shape:

Access:  
Lot Feat: **Landscaped,Rectangular Lot**  
Park Feat: **Driveway,Single Garage Attached**

DOM

**134**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (1 2)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
Heating: **Forced Air,Natural Gas** Flooring: **Hardwood,Vinyl**  
Sewer: **Garden,Lighting,Storage** Water Source:  
Ext Feat: **See Remarks** Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **See Remarks**  
Int Feat: **Closet Organizers,Laminate Counters,Open Floorplan,See Remarks,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	2pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	Dinette	Main	14`11" x 9`2"
Kitchen	Main	10`10" x 14`1"	Living Room	Main	14`11" x 15`4"
Bedroom	Second	10`10" x 9`6"	Bedroom	Second	10`11" x 9`6"
Bedroom - Primary	Second	10`5" x 16`3"	Other	Basement	18`3" x 35`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**8021827**

Remarks

Pub Rmks:

**168 Grayling Cres- This Beautiful home has had Major Renovations, It's a must see!!! The entire home has been freshly painted, the kitchen was given a face lift, with gorgeous natural lighting, it is bright with fresh white cabinets, new hardware, new light fixtures throughout. Your Home is situated on a nice size lot with a single attached garage and enough parking for 3 vehicles!!! Inside pride of ownership shines through!!!! The main floor features an open concept floor plan; the sunken living room features a built in fireplace finished with a white stone surround and huge bay windows giving lots of natural lighting, This massive space has been freshly painted which flows beautifully with the stone surround, lets not forget the HDMI cables built into the mantle / fireplace wall for easy install when moving in. . Let's not forget the beautiful well maintained hardwood flooring throughout the main level and leading upstairs. Your large dining nook looks into your living space; which is great for entertaining. The massive kitchen boasts tons of storage, built in shelving on your kitchen Peninsulas; lots of countertop and cupboard space, laminate counters and so much more. The kitchen also leads you to your 3 season room giving you so much more room for relaxing or extra entertaining space. The back yard is fully equipped with a fully functional sauna and shed for added storage. You will also find raised garden beds in your fenced yard. Let's go back inside; upstairs you have vinyl plank flooring throughout; a full 4 piece bathroom and three large bedrooms which includes your master bedroom and a bonus area great for a office space or work out area. The master bedroom has a full walk in closet and a 2 piece powder room. The basement is partially developed and has been dry walled with a great laundry space and ready for your finishing ideas. The basement also includes storage space, painted floors! This home is a must see!!! Located in a quiet area, close to walking trails, the river and directly across the street from a playground and the water park. Some other items that have been updated are all ceilings repainted, trim, doors and handrails painted white, the kitchen received a makeover as well; with white cupboards, all hinges, handles were replaced, light fixtures throughout, door hinges, new closet doors and new linen closet door, new register vents , new door leading to the bsmt. 2022: new hardwood flooring going upstairs, new vinyl plank flooring upstairs, new tub surround /upstairs bathroom. 2021: new garage door, new gas fireplace with a stone surround, 2018 new furnace and AC unit ; 2016 new shingles, new eaves troughs; within 10 years new windows and bath vanities Don't wait call today!!!**

Inclusions:  
Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, A/C, Shed, Sauna, Washer, Dryer  
COLDWELL BANKER UNITED**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**











