



THE
A-TEAM

**RE/MAX
FIRST**

113 GARSON Place, Fort McMurray T9H1L1

MLS® #: **A2114026**

Area: **Grayling Terrace**

Listing Date: **03/13/24**

List Price: **\$589,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2018**
Lot Information
Lot Sz Ar: **3,694 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,640**
Low Sqft:
Ttl Sqft: **1,640**

DOM

64
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Greenbelt,Landscaped,Street Lighting,Pie Shaped Lot,See Remarks
Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Balcony,Lighting,Private Yard**

Construction:
See Remarks,Vinyl Siding
Flooring:
Ceramic Tile,See Remarks
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,See Remarks,Separate Entrance,Storage,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	3`0" x 7`0"
Foyer	Main	15`6" x 9`5"
Living Room	Main	13`5" x 14`1"
4pc Ensuite bath	Second	9`0" x 7`7"
Bedroom	Second	12`0" x 10`4"
Walk-In Closet	Second	5`9" x 7`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`11" x 8`4"
Kitchen	Main	14`11" x 12`10"
4pc Bathroom	Second	4`11" x 9`7"
Bedroom	Second	13`3" x 10`3"
Bedroom - Primary	Second	13`4" x 13`0"
4pc Bathroom	Basement	7`8" x 8`0"

Bedroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

10`8" x 9`1"
7`0" x 14`1"
6`7" x 10`4"

Dining Room
Living Room

Basement
Basement

6`5" x 8`7"
6`9" x 14`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

8021827

Remarks

Pub Rmks:

BUILT IN 2018! RARE FIND IN GRAYLING TERRACE IN THE CUTEST CUL DE SAC, BACKING GREENSPACE WITH 1 BEDROOM LEGAL SUITE. Welcome home to 113 GARSON PLACE! Located in Grayling Terrace, backing onto greenspace is this immaculately built with precision in 2018, 2-Storey home and is going to impress you from the first step inside! You're greeted by a spacious foyer, ensuring smooth entries for all. The main living area is a symphony of light and space, featuring a generous living room adorned with a cozy gas fireplace, a dining area, and a stunning kitchen. Windows along the back of the home allow for all the sunlight and for you to enjoy the views of nature! The kitchen is a chef's dream, boasting a sizable island, ample storage within modern white cabinetry, stainless steel appliances, and sleek quartz countertops. A pantry ensures organizational bliss, while direct access to the heated attached garage adds convenience to your daily routines making it easy for when you come home with groceries! Just off the kitchen area is direct access to the deck equipped with a gas hookup for the BBQ! Enjoy BBQing while taking in the NATURE views! Completing the main floor with a 2-piece powder room. Ascend the stairs to discover the beauty of the upper level, where the primary suite awaits at the rear of the home, offering more enchanting views of the greenspace. The accompanying 4-piece ensuite indulges with double sinks, quartz countertops, and a lavish oversized walk-in shower, complemented by a spacious walk-in closet. Two additional bedrooms, an UPSTAIRS LAUNDRY, and a pristine 4-piece bathroom round out this level. But there's more to behold. SEPARATE ENTRANCE TO THE BASEMENT WITH 1 BEDROOM SUITE. Venture downstairs to find a separate entrance leading to a fully-equipped basement suite, offering a kitchen complete with fridge, stove, microwave, and dishwasher, a cozy living area, a dining space, a sizable bedroom, and separate laundry facilities—an inviting retreat for guests or potential rental income. All this nestled by the Hangingstone River Valley, in a cozy corner of calm. No frills, just peace and quiet. You've got everything you need close by—stores, schools, shopping. And if you're into outdoor fun, you're in luck. There's plenty to do all year round, with forests all around for exploring. It's the perfect spot for nature lovers and adventure seekers alike. Call now for your personal tour!

Inclusions:

MAIN: FRIDGE, GAS STOVE, DISHWASHER, WASHER, DRYER, CENTRAL AIR CONDITIONER, ALL WINDOW COVERING, GARAGE HEATER, GARAGE DOOR OPENER AND CONTROL, GAZEBO BASEMENT: FRIDGE, STOVE, MICROWAVE, DISHWASHER, WASHER, DRYER COLDWELL BANKER UNITED

Property Listed By:

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











