

105 GRAHAM Place, Fort McMurray T9J 1K2

MLS@#: **A2156561** Area: **Grayling Terrace** Listing Date: **08/09/24** List Price: **\$369,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1980** Abv Sqft: **1,292**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,886 sqft** Ttl Sqft: **1,292**
 Lot Shape:

DOM

41
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Many Trees,See Remarks**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Brick,Stucco,Wood Siding**
 Sewer: Flooring:
 Ext Feat: **None** **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Laminate Counters,See Remarks,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`7" x 10`8"	Dining Room	Main	9`7" x 7`1"
Kitchen	Main	9`2" x 10`8"	2pc Bathroom	Main	4`2" x 4`7"
Bedroom - Primary	Second	13`0" x 10`11"	4pc Ensuite bath	Second	7`3" x 10`11"
4pc Bathroom	Second	7`7" x 7`4"	Bedroom	Second	9`2" x 13`1"
Bedroom	Second	11`0" x 8`8"	Bedroom	Basement	13`6" x 10`3"
4pc Ensuite bath	Basement	5`4" x 8`0"	Game Room	Basement	12`4" x 8`6"
Furnace/Utility Room	Basement	5`8" x 13`4"	Kitchenette	Basement	9`11" x 10`7"

Title: **Fee Simple**
 Zoning: **R1S**
 Legal Desc: **8021827**

Remarks

Pub Rmks: **Welcome to 105 Graham Place: Nestled at the end of a quiet cul-de-sac in Grayling Terrace, this delightful 4-bedroom, 3.5-bathroom home offers a perfect blend of charm, comfort and convenience. The moment you step inside, you'll be greeted by a spacious foyer leading you through a stylish sliding barn door into the heart of the home: a beautifully appointed kitchen. Here, light maple cabinets stretch up to the ceiling, providing ample storage, while stainless steel appliances add a touch of modern elegance. The kitchen flows seamlessly into the dining area and bright, inviting living room, where you'll find a cozy wood-burning fireplace—perfect for those chilly winter evenings. The main floor includes access to the attached single-car garage and a convenient 2pc powder room. Three generously sized bedrooms await upstairs, including a primary suite featuring double closets and a private 4pc ensuite. An additional 4pc bathroom and stacked laundry add convenience to the upper level. With an illegal suite, the basement offers flexibility and potential, ideal for extended family stays or rental income. It features a kitchenette with a newer fridge (2019), separate laundry, and a bedroom with its own 4pc ensuite. Step outside to your private backyard oasis, surrounded by mature trees and lush greenery. The screened-in porch off the living room boasts new carpeting, while the freshly painted deck is ready for summer gatherings. With newer shingles (2015) and vinyl windows, this home is move-in ready and waiting for its next owners to enjoy. Don't miss your chance—schedule a private viewing today!**

Inclusions: **All furniture, 2 window A/C units, Basement: fridge, dishwasher, microwave, washer, dryer.**
 Property Listed By: **The Agency North Central Alberta**

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











