



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**113 GARSON Place, Fort McMurray T9J 1L1**

MLS®#: **A2160704**      Area: **Grayling Terrace**      Listing Date: **08/27/24**      List Price: **\$539,900**  
 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: **2018**      Abv Sqft: **1,660**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,694 sqft**      Ttl Sqft: **1,660**  
 Lot Shape:

DOM

**22**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Cul-De-Sac**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Breakfast Bar,Kitchen Island,Quartz Counters,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 3`0"	Dining Room	Main	8`8" x 15`2"
Kitchen	Main	12`6" x 15`2"	Living Room	Main	14`0" x 13`7"
4pc Bathroom	Second	9`8" x 5`0"	4pc Ensuite bath	Second	7`9" x 9`0"
Bedroom	Second	10`4" x 13`3"	Bedroom	Second	10`5" x 12`3"
Bedroom - Primary	Second	13`1" x 13`8"	Walk-In Closet	Second	7`9" x 5`11"
4pc Bathroom	Suite	8`2" x 7`9"	Bedroom	Suite	9`3" x 10`9"
Kitchen	Suite	14`1" x 8`1"	Game Room	Suite	14`1" x 10`1"

Furnace/Utility Room

Basement

10`6" x 6`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1S

8021827

Remarks

Pub Rmks:

**This property offers a unique combination of modern living in a well-established neighborhood. Located in the scenic valley of Grayling Terrace, the home is surrounded by rolling hills and is situated near the tranquil Hangingstone River. It features 4 bedrooms and 3 full bathrooms, with the added benefit of a legal suite that includes its own kitchen and laundry area—ideal for extended family or rental income. The main floor is designed for both comfort and style, boasting a cozy gas fireplace, a dining nook with views of the greenbelt, and a spacious kitchen. The kitchen is well-appointed with quartz countertops and a tiled backsplash, providing both functionality and a touch of elegance. This home is perfect for those looking to enjoy modern amenities while being immersed in the natural beauty of a mature, picturesque area. Upstairs, you'll find three well-appointed bedrooms, including the primary suite. The primary bedroom is a true retreat, featuring a spacious walk-in closet and a luxurious ensuite bathroom. The ensuite is highlighted by a tiled shower, elegantly wrapped with seamless glass, offering both style and comfort. The backyard is a serene escape, featuring a back deck perfect for relaxing or entertaining, and a green space that provides a peaceful and quiet atmosphere. Nestled on a quiet cul-de-sac, this home allows you to fully enjoy the natural beauty and tranquility of the area, making it an ideal retreat from the hustle and bustle of daily life.**

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**

Property Listed By:

**EXP REALTY**

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