



THE
A-TEAM

**RE/MAX
FIRST**

142 GRAYLING Crescent, Fort McMurray T9J 1K5

MLS® #: **A2163679** Area: **Grayling Terrace** Listing Date: **09/04/24** List Price: **\$309,900**
 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: **896**
Lot Information Low Sqft:
 Lot Sz Ar: **3,937 sqft** Ttl Sqft: **896**
 Lot Shape:

DOM

14
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Dog Run Fenced In,Greenbelt,No Neighbours Behind**

Park Feat:

Driveway,Front Drive,Interlocking Driveway,Off Street,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard**

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Bar,Kitchen Island,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	13`0" x 10`0"
Nook	Main	4`0" x 7`0"
Other	Basement	6`0" x 10`0"
Family Room	Basement	10`0" x 13`0"
Bedroom	Basement	7`9" x 8`0"

Room	Level	Dimensions
3pc Bathroom	Basement	0`0" x 0`0"
Kitchen	Main	11`0" x 10`0"
Bedroom	Main	10`5" x 8`0"
Bedroom - Primary	Main	11`0" x 11`0"
Bedroom	Basement	10`0" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

8021827

Remarks

Pub Rmks:

**142 Grayling Cres - This beautiful bungalow is situated on a fully landscaped lot with a double interlocking driveway allowing enough parking space for 4 vehicles it also extends beside your home and through the front access in the fencing; giving lots of options for accessing your yard and utilizing extra parking space and future potential for a garage. Inside you will find an open concept floorplan with a kitchen that has been updated to tone cabinets with laminated countertops, the kitchen also features A lot of cupboard and countertop space, stainless steel appliances and an eat up island. The large living room features a massive front window, providing an abundance of natural lighting. The main floor offers the primary bedroom with backyard and green space view; A second bedroom and a four piece bathroom that has been freshly painted. The basement is fully developed offering high ceilings, a large rec room area and wet bar Space; The massive utility room is finished with linoleum flooring; washer and dryer and finished nicely with drywall and baseboards, giving you lots of storage space to utilize. You will also find two oversize bedrooms and a three piece bathroom offering a standup shower. The large backyard is fully fenced and boasts a large shed, a massive deck area looking into the yard and the view is absolutely STUNNING!!! You do have direct access from your yard into the green space area that offers an open park with Park bench, seating views of the river, Walking trails and so much more. Your home is also located across the street from a playground and waterpark area. You have full public transportation, access steps away from your home. This home is a must see !! Don't miss out on this truly hidden gem. The roof was replaced in 2016
Fridge, stove, dishwasher, microwave, window coverings, washer, dryer, fridge in basement, microwave (as is).**

Inclusions:
Property Listed By:

COLDWELL BANKER UNITED

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









