



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 GRAYLING Crescent, Fort McMurray T9J1J9**

MLS®#: **A2175781** Area: **Grayling Terrace** Listing Date: **10/27/24** List Price: **\$319,900**  
Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**  
City/Town: **Fort McMurray**  
Year Built: **1981**  
Lot Information  
Lot Sz Ar: **3,197 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,089**  
Low Sqft:  
Ttl Sqft: **1,089**

DOM

**55**  
Layout  
Beds: **5 (2 3 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level,Side by Side**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Many Trees,Private,Treed**  
Park Feat: **Driveway,Garage Faces Front,Off Street,On Street,Parking Pad,Single Garage Attached**

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s)**  
Int Feat: **Laminate Counters,Open Floorplan,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	101`10" x 8`11"
Dining Room	Main	14`4" x 9`9"
Living Room	Main	14`8" x 12`10"
4pc Bathroom	Basement	9`10" x 8`0"
Bedroom	Basement	13`7" x 12`4"
Bedroom	Basement	13`7" x 9`6"
Storage	Basement	5`4" x 5`3"

Room	Level	Dimensions
Bedroom	Main	11`5" x 9`0"
Kitchen	Main	14`4" x 9`5"
Bedroom - Primary	Main	10`11" x 12`2"
Bedroom	Basement	10`8" x 13`0"
Kitchen	Basement	10`9" x 9`11"
Game Room	Basement	17`0" x 9`11"
Furnace/Utility Room	Basement	6`3" x 7`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**8021827**

Remarks

Pub Rmks: **UNBEATABLE DEAL in a quiet neighbourhood with charming views! Welcome to 131 Grayling Crescent - As you pull up, you'll love having your OWN DRIVEWAY and ATTACHED GARAGE. Inside, you'll find a bright and airy OPEN-CONCEPT living room and dining area. The SPACIOUS kitchen that has TONS of cabinets is next to 2 GENEROUSLY-SIZED bedrooms and a full bathroom with the master bedroom featuring ITS OWN ACCESS to the bathroom. Step into a world of natural beauty, with the Hangingstone River trails at your doorstep. Breathtaking scenery, soothing sounds, and wildlife sightings await. Plus, enjoy easy access to downtown amenities, a playground, and splash park for endless fun. The laundry area and back door lead out to an AMPLE backyard offering a serene escape with NO NEIGHBOURS BEHIND and a convenient PLAYGROUND NEARBY. You'll also love the convenience of a SHED for storage and a private outdoor space to enjoy. Stay cool on hot summer days with CENTRALIZED air conditioning! The FULLY FINISHED BASEMENT is the ultimate retreat, with 3 MORE BEDROOMS, a MASSIVE rec room, full bathroom, and KITCHENETTE, this home is the perfect haven for those who want to balance convenience with tranquility. And the best part? NO CONDO FEES. This home is close to everything without the hustle and bustle and has been WELL TAKEN care of. Don't miss your chance to own this amazing home at an incredible price. Call NOW!**

Inclusions: **Main floor: Fridge, stove, dishwasher, microwave, range hood, window coverings, washer, dryer. Basement: Fridge and microwave**  
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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











