



THE
A-TEAM

**RE/MAX
FIRST**

111 GARDINER Place, Fort McMurray T9J1K7

MLS®#: **A2216244**

Area: **Grayling Terrace**

Listing Date: **05/02/25**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$4k, 16-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1980

Lot Information

Lot Sz Ar:

4,164 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,307

Low Sqft:

Ttl Sqft:

1,307

DOM

49

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Creek/River/Stream/Pond,Cul-De-Sac,Front Yard,Landscaped,Lawn,No Neighbours Behind,See Remarks

Driveway,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Water Heater,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings

Int Feat:

Laminate Counters,No Animal Home,See Remarks,Vinyl Windows

Utilities:

Room Information

Room

Kitchen

Living Room

Bedroom - Primary

Bedroom

4pc Bathroom

Laundry

Level

Main

Main

Second

Second

Second

Basement

Dimensions

10`9" x 9`5"

10`8" x 20`6"

10`11" x 13`8"

11`2" x 8`8"

7`6" x 7`2"

10`5" x 8`2"

Room

Dinette

2pc Bathroom

3pc Ensuite bath

Bedroom

Family Room

Flex Space

Level

Main

Main

Second

Second

Basement

Basement

Dimensions

6`9" x 9`5"

4`2" x 3`11"

7`5" x 6`10"

9`0" x 13`6"

19`6" x 17`3"

10`3" x 7`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

8021827

Remarks

Pub Rmks: **Location, Location , Location they say... well how about location PLUS a STUNNING 3 BEDROOM HOME BACKING ONTO THE RIVER VALLEY - A RARE GEM IN A SOUGHT-AFTER LOCATION !! Welcome to this BEAUTIFULLY UPDATED two-Story home NESTLED IN A DESIRED NEIGHBORHOOD & BACKING ONTO THE RIVER FOR BREATHTAKING VIEWS & UNMACHED TRANQUILITY. This 3 Bedroom, 2.5 bathroom home has been THOUGHTFULLY RENOVATED INSIDE & OUT. The EXTERIOR BOASTS NEWER SIDING SHINGLES, BRICK FRONT, & WINDOWS all ENHANCING both CURB APPEAL & EFFICIENCY. COZY FRONT PORCH then you Step inside to find a SPACIOUS ENTRANCE & front closet with GLASS DOORS, there's a 2 pcs BATHROOM for convenience. upon ENTERING you are greeted with GORGEOUS HARDWOOD & TILE FLOORING, a BRIGHT INVITING KITCHEN with WHITE CABINETS, S/S APPLIANCES & AMPLE STORAGE . SUNNY DINETTE AREA with NEW WINDOW & over looking the COZY LIVING ROOM COMPLETE WITH A CHARMING WOOD BURNING FIRE PLACE, PATIO DOORS TO THE BACK PRIVATE DECK with NEWER METAL RAILINGS. UPSTAIRS you will find a RENOVATED 4 PCS. BATHROOM FEATURING MODERN FINISHED & A BRIGHT NEW WINDOW. PRIMARY BEDROOM BOAST COZY CARPET & Features a 3 PCS ENSUITE & A WALK IN CLOSET, LARGE WINDOW to enjoy the beautiful river Valley Scenery . You will also find 2 more COMFORTABLE BEDROOMS perfect for the growing family or Guests. The FINISHED BASEMENT ADDS EVEN MORE LIVING SPACE with a CARPETED FAMILY ROOM with a DRYWALLED CEILING & FEATURING A GAS STOVE TO KEEP YOU EXTRA COZY WARM, there is also a BUILT IN SHELVING UNIT for extra storage. There is also an ADDITIONAL 4th ROOM but it is not a legal bedroom, Basement LAUNDRY/ MECHANICAL ROOM with NEWER FURNACE & HOT WATER TANK. SINGLE ATTACHED GARAGE with MAN DOOR & NEW FLOORING. THE BACK pie shaped YARD IS YOUR OWN PERSONAL OASIS, featuring a BEAUTIFUL DECK, A WONDERFUL HOT TUB TO ENJOY watching the BEAUTIFUL NORTHER LIGHTS , Shed, this home is truly a MUST SEE. CENTRAL AIR CONDITIONING , S/S APPLIANCES, Call today for your personal showing DONT miss your CHANCE TO OWN this RIVER- BACKED RETREAT IN A PRIME LOCATION , SCHEDULE YOUR VIEWING TODAY**

Inclusions: **Hot Tub & Accessories , 2 sheds, Furniture Nego, 3 ceiling fans**

Property Listed By: **COLDWELL BANKER UNITED**

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











