



THE
A-TEAM

**RE/MAX
FIRST**

113 GARDINER Place, Fort McMurray T9J 1K7

MLS®#: **A2217041**

Area: **Grayling Terrace**

Listing Date: **05/06/25**

List Price: **\$450,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1980

Lot Information

Lot Sz Ar:

4,615 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,404

Low Sqft:

Ttl Sqft:

1,404

DOM

3

Layout

Beds:

4 (4)

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,Landscaped,No Neighbours Behind,Paved,Pie Shaped Lot,See Remarks,Views

Driveway,Heated Garage,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Private Yard**

Construction:

Brick,Concrete,Stucco,Wood Frame

Flooring:

Carpet,Laminate,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Electric Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Washer

Int Feat:

Pantry,See Remarks

Utilities:

Room Information

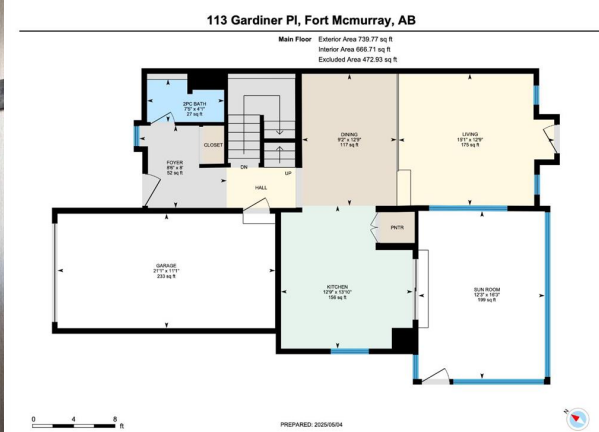
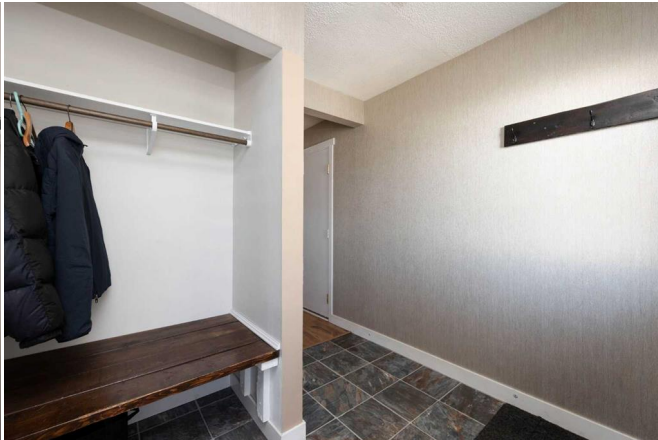
Room	Level	Dimensions
Foyer	Main	8`6" x 8`0"
Dining Room	Main	9`2" x 12`9"
Living Room	Main	15`1" x 12`9"
Bedroom	Second	10`4" x 9`0"
Bedroom - Primary	Second	10`6" x 13`5"
4pc Bathroom	Second	
Bedroom	Second	9`9" x 13`2"

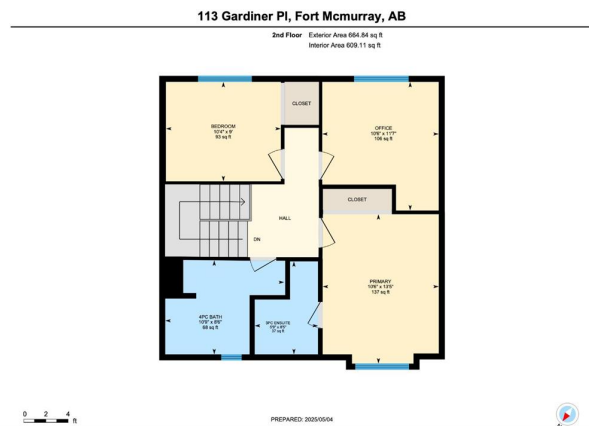
Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	12`9" x 13`10"
Sunroom/Solarium	Main	12`3" x 16`3"
Bedroom	Second	10`6" x 11`7"
3pc Ensuite bath	Second	
Game Room	Basement	25`8" x 11`11"
Laundry	Basement	10`5" x 8`3"

Furnace/Utility Room	Basement	6`11" x 5`4"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: RM1	
	8021827		Remarks
Pub Rmks:	<p>Welcome to 113 Gardiner Place - a rare riverfront gem nestled in a quiet cul-de-sac in Fort McMurray! This beautifully maintained home backs directly onto the peaceful Hangingstone River and offers immediate access to scenic walking trails, all without the worry—this property is NOT in a flood zone. Imagine sipping your morning coffee while watching the river flow, or enjoying long summer evenings from your fully screened-in sunroom, all set against the backdrop of one of Fort McMurray’s most sought-after natural landscapes. The main level welcomes you with a charming built-in entryway for coats and shoes, a 2-piece powder room, and a cozy sunken living room that captures panoramic river views. A formal dining room overlooks the living space and flows into the kitchen, which features timeless white cabinetry, a sleek subway tile backsplash (updated in 2023), built-in oven, electric range, and dishwasher. From the kitchen, step directly into your fully enclosed sunroom—reboarded with decking and new screens in 2021—perfect for relaxing or entertaining rain or shine. Upstairs, you'll find three comfortable bedrooms, including a spacious primary retreat that’s been transformed into a serene escape. The fully renovated 3-piece ensuite features a modern espresso-toned vanity topped with a gleaming quartz countertop, a beautifully tiled walk-in shower, and warm wood accents along the ceiling that creates a spa-inspired ambiance. The main 4-piece bathroom has also been tastefully updated with a quartz countertop, rain showerhead, industrial-style shelving, and espresso-coloured vanity. The developed basement provides added flexibility with a large family room, fourth bedroom, and laundry facilities. This home also includes a single attached heated garage, central air conditioning (2022), and a series of thoughtful upgrades: new shingles (2020), new garage door and heater (2021), refreshed fencing (2021), 2-way bali blinds found on the main level and blackout blinds in the upper bedrooms. Step outside and discover the true beauty of this river lot—mature trees offer shade and privacy, beautifully landscaped gardens add a pop of colour in the summer, and an additional open deck from the enclosed porch creates even more space for outdoor living. Whether you’re hosting a backyard BBQ or roasting marshmallows around the fire pit, this backyard is built for making memories. Whether you're drawn to the tranquility of riverside living, the direct access to outdoor adventure, or the lovingly updated interior, this property offers a lifestyle that’s truly hard to find in Fort McMurray. Don’t miss your chance to own this rare, sought-after location—schedule your private tour today!</p>		
Inclusions: Property Listed By:	<p>Fridge, Built-in Electric Range, Built-in Oven, Dishwasher, Washer, Dryer, Blinds, Garage Heater, Central AC</p> <p>EXP REALTY</p>		

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









113 Gardiner Pl, Fort McMurray, AB

Basement (Below Grade) Exterior Area 630.49 sq ft
Interior Area 562.00 sq ft



0 3 6 ft

PREPARED: 2025/05/04

