



THE
A-TEAM

**RE/MAX
FIRST**

131 GRAYLING Crescent, Fort McMurray T9J1J9

MLS® #: **A2222971**

Area: **Grayling Terrace**

Listing Date: **05/20/25**

List Price: **\$315,000**

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

50

Layout

Beds:

5 (2 3)

Baths:

2.0 (2 0)

Style:

Attached-Side by Side,Bi-Level

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Private,Views

Park Feat:

Driveway,Off Street,On Street,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Entrance,Private Yard,Storage**

Construction:

Concrete

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Laminate Counters,Storage

Utilities:

Room Information

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

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8021827

Zoning:
R1S

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:
Property Listed By:

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

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











