



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**166 GRAYLING Crescent, Fort McMurray T9J1K9**

MLS®#: **A2226798**

Area: **Grayling Terrace**

Listing Date: **06/13/25**

List Price: **\$374,900**

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: **3,203 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,409**  
Low Sqft:  
Ttl Sqft: **1,409**

DOM

**1**

Layout

Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Landscaped,Lawn**

**Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Vinyl Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: <b>Fee Simple</b>	Zoning: <b>R1S</b>
Legal Desc: <b>8021827</b>	

Remarks

Pub Rmks: **Tucked alongside the scenic Hangingstone River valley, this charming home offers the feel of a quiet small-town community—just minutes from downtown. This**

charming subdivision is so quiet many people live in Fort McMurray for years without know it exists. Ideally located across from a playground and water park, it's perfect for young families. The main floor welcomes you with a convenient half bath, a bright dining nook, and a cozy sunken living room. The spacious kitchen features tile flooring and patio doors that open to a deck and fully fenced backyard—great for summer BBQs and outdoor fun. Upstairs, you'll find matching laminate flooring throughout, two generously sized children's bedrooms, a large 4-piece bathroom, and a primary suite complete with dual closets and a 4-piece ensuite with double sinks. The fully finished basement offers even more living space with a fourth bedroom and a comfortable family room—ideal for movie nights or a play area. Additional highlights include a double-car driveway, single-car garage, vinyl windows, and a corner lot that provides extra yard space and backyard access. This well-maintained home is move-in ready and waiting for its next chapter! Sold as is where is!

Inclusions:

Property Listed By:

**SOLD AS IS WHERE IS**

**RE/MAX Connect**

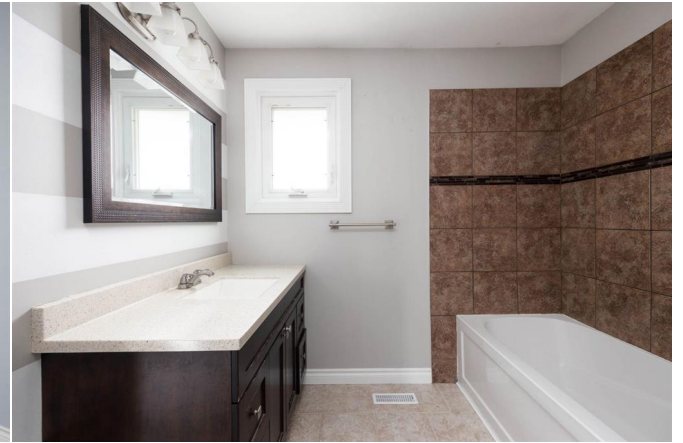
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**



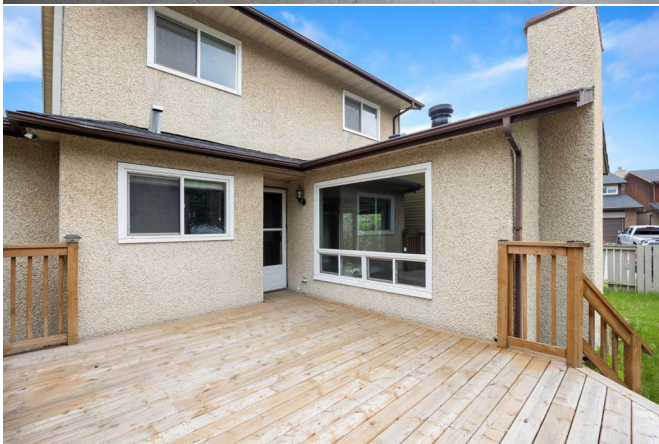














27'0"



28'0"



35'0"