



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**146 GRAYLING Crescent, Fort McMurray T9J1K5**

MLS® #: **A2235690**

Area: **Grayling Terrace**

Listing Date: **06/28/25**

List Price: **\$232,500**

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:

**3,788 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,224**

Low Sqft:

Ttl Sqft:

**1,224**

DOM

**22**

Layout

Beds:

**5 (3 2 )**

Baths:

**2.0 (2 0)**

Style:

**Attached-Side by Side,Bi-Level**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Front Yard,Landscaped,See Remarks,Street Lighting Front Drive,Stall**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Lighting,Other,Storage**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Dry Bar,See Remarks,Separate Entrance,Storage**

Utilities:

Room Information

Room

**5pc Bathroom**

**Bedroom - Primary**

**Bedroom**

**Living Room**

**Bedroom**

Level

**Main**

**Main**

**Main**

**Main**

**Basement**

Dimensions

**0`0" x 0`0"**

**10`0" x 14`0"**

**11`0" x 11`0"**

**21`0" x 22`0"**

**13`0" x 9`0"**

Room

**3pc Bathroom**

**Bedroom**

**Kitchen**

**Bedroom**

**Living/Dining Room Combination**

Level

**Basement**

**Main**

**Main**

**Basement**

**Basement**

Dimensions

**0`0" x 0`0"**

**10`0" x 8`0"**

**15`0" x 9`0"**

**9`0" x 9`0"**

**20`0" x 23`0"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**8021827**

Remarks

Pub Rmks:

**146 Grayling Cres- Your bi-level style duplex is situated on a landscaped corner lot in Grayling. Inside you will find a nice size foyer with front closet and extra storage space leading to the main level. Your living room is cozy with laminate flooring, a three sided fireplace and large windows providing ample natural lighting. The kitchen is finished with white cabinets, laminate countertops and lots of storage space; your kitchen also provides access to the main floor laundry and an entrance to the backyard. The main floor also features 3 bedrooms including the primary which gives direct access to the 5 piece main bathroom which boasts double sinks. The basement is fully developed with a full separate entrance and open floor plan. You will find and oversized living space open to the kitchenette and large windows providing lots of lighting. This large space is equipped with a second full bathroom with a stand up shower, and 2 oversized bedrooms. Your home is directly adjacent to bussing and walking distance to the park and scenic views. This home won't last long call today for your private viewing !!**

Inclusions:  
Property Listed By:

**Sold as is where is on possession  
COLDWELL BANKER UNITED**

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













