

# \$315,000 - 131 Grayling Crescent, Fort McMurray

MLS® #A2222971

**\$315,000**

5 Bedroom, 2.00 Bathroom, 1,089 sqft  
Residential on 0.07 Acres

Grayling Terrace, Fort McMurray, Alberta

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. Youâ€™™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!

Built in 1981

### **Essential Information**

MLS® #	A2222971
Price	\$315,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	131 Grayling Crescent
Subdivision	Grayling Terrace
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1J9

### **Amenities**

Parking Spaces	3
Parking	Driveway, Off Street, On Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Private, Views
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	38
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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