

# \$374,900 - 166 Grayling Crescent, Fort McMurray

MLS® #A2226798

**\$374,900**

4 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.07 Acres

Grayling Terrace, Fort McMurray, Alberta

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!

Built in 1980

## Essential Information



MLS® #	A2226798
Price	\$374,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	166 Grayling Crescent
Subdivision	Grayling Terrace
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1K9

### **Amenities**

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

### **Interior**

Interior Features	Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	4
Zoning	R1S

**Listing Details**

Listing Office	RE/MAX Connect
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