

# \$232,500 - 146 Grayling Crescent, Fort McMurray

MLS® #A2235690

**\$232,500**

5 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.09 Acres

Grayling Terrace, Fort McMurray, Alberta

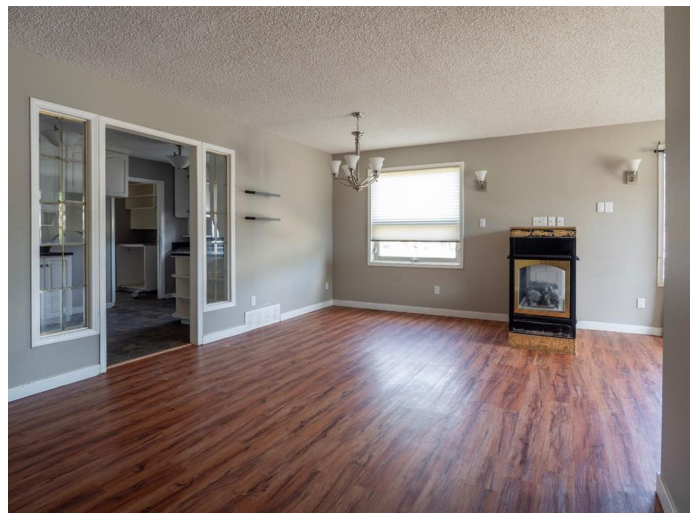
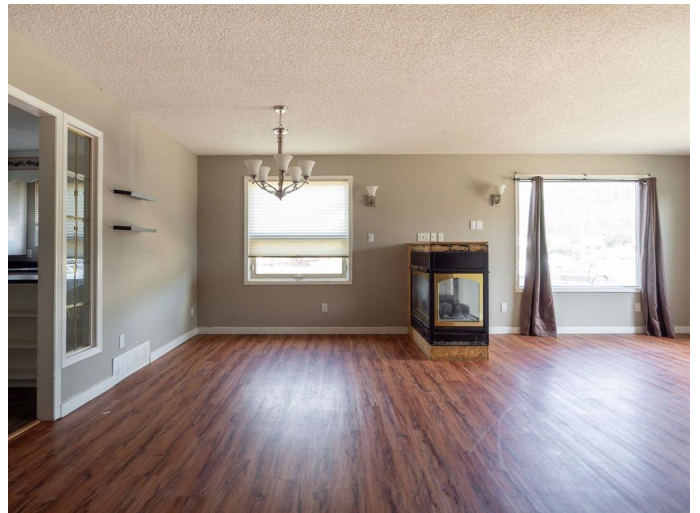
146 Grayling Cres- Your bi-level style duplex is situated on a landscaped corner lot in Grayling. Inside you will find a nice size foyer with front closet and extra storage space leading to the main level. Your living room is cozy with laminate flooring, a three sided fireplace and large windows providing 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 an 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 !!

Built in 1981

## Essential Information

MLS® # A2235690

Price \$232,500



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,224
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	146 Grayling Crescent
Subdivision	Grayling Terrace
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1K5

### **Amenities**

Parking Spaces	2
Parking	Front Drive, Stall

### **Interior**

Interior Features	Dry Bar, See Remarks, Separate Entrance, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks, See Through, Three-Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Lighting, Other, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting, See Remarks
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 28th, 2025
Days on Market	12
Zoning	R1S

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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