



**GRASSROOTS**  
REALTY GROUP

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**131 Grayling Crescent  
Fort McMurray, Alberta**

**MLS # A2222971**



**\$315,000**

<b>Division:</b>	Grayling Terrace		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,089 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, On Street, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage		

**Inclusions:** Main floor: Fridge, stove, dishwasher, microwave, range hood, window coverings, washer, dryer. Basement: Fridge and microwave

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. You'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!