



**GRASSROOTS**  
REALTY GROUP

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**166 Grayling Crescent  
Fort McMurray, Alberta**

**MLS # A2226798**



**\$374,900**

<b>Division:</b>	Grayling Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1S

**Utilities:** -

**Inclusions:** SOLD AS IS WHERE IS

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!