



GRASSROOTS
REALTY GROUP

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**156 Grayling Crescent
Fort McMurray, Alberta**

MLS # A2244500



\$414,900

Division:	Grayling Terrace		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: Shed, Kitchen Island

Tucked into the quiet, family friendly neighborhood of Grayling Terrace, this charming detached two-storey home sits proudly on a corner lot and is perfect for first time home buyers and families alike. The fully landscaped and fenced yard provides both privacy and space, complete with a deck, ideal for outdoor entertaining or relaxing summer evenings. Inside, you'll find a warm blend of hardwood, tile, and carpet flooring throughout. The kitchen features sleek stainless steel appliances, granite countertops, and a layout that opens to a large dining space, making it perfect for everyday living and hosting alike. The living room has a beautiful wood feature wall, and a convenient half bath makes up the rest of the main floor. Upstairs, three well-sized bedrooms share a large 4pce bathroom, offering comfort and convenience for all. The fully developed basement adds even more living space, including a generous rec room, an updated 3pce bathroom and a cozy den - perfect for guests, hobbies, or office. With an attached single garage and access to nearby walking trails, this home is located in a peaceful, family-friendly area that blends nature with a strong sense of community. Other key features of this home include an exterior revamp in 2016 (shingles, siding and insulation), appliances and washer/dryer in the last 10 years and the basement bathroom completed in 2022! Book your private showing today!