



**103 Gardiner Place  
Fort McMurray, Alberta**

**MLS # A2246522**



**\$325,000**

<b>Division:</b>	Grayling Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** blinds

If you've been dreaming of a home that feels like a hug, comes with a side of nature, and is just a hop, skip, and jump from everything you need - welcome to 103 Gardiner Place. Tucked away in the quaint community of Grayling Terrace, this cozy cul-de-sac is a little slice of Fort McMurray charm. Here, you're steps from creekside trails, a playground, and so close to schools, shops, restaurants, transit, and the hospital that you could almost measure the distance in cups of coffee. This adorable 3-bedroom home sits on a mature, tree-filled lot with a large driveway that can easily host friends, family, or that camper you've been meaning to take out more often. Out back, a screened-in deck means you can sip your morning coffee or your evening glass of wine without swatting a single mosquito—now that's living. The home itself has been freshly repainted and topped with brand-new shingles, so you can skip the "fixing" stage and move straight into the "making memories" stage. Inside, the bright, happy kitchen is ready to inspire your inner chef with full-height white cabinetry, stainless steel appliances, and a layout that makes both cooking and chatting with guests a breeze. The dining area flows into a sunken living room with hardwood floors and a wood-burning fireplace - perfect for "accidentally" binge-watching Netflix instead of doing chores. A stylishly updated 2-piece bathroom on the main level features a new vanity, mirror, and sleek black fixtures that add a pop of modern flair. Upstairs, you'll find three bedrooms and two full bathrooms, including the primary suite with serene backyard views, a walk-in closet, and a 3-piece ensuite for those mornings when you'd rather skip the line for the shower. The basement is a blank canvas—ready for your future rec room, gym, or

home theatre—and the furnace and hot water tank, both replaced in 2017, offer peace of mind that the big-ticket items are taken care of. And yes, there’s a single attached garage—ideal for extra storage, weekend projects, or tucking away your toys when not in use. 103 Gardiner Place isn’t just a house; it’s a warm welcome into a hidden-gem neighbourhood, where the pace is a little calmer, the creek-lined trails are just around the corner, and home just feels… right.