



**GRASSROOTS**  
REALTY GROUP

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**103 Grayling Crescent  
Fort McMurray, Alberta**

**MLS # A2254666**



**\$269,900**

<b>Division:</b>	Grayling Terrace		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Lawn, Str		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** fridge, stove, washer, dryer, window coverings

Welcome to 103 Grayling Crescent in Fort McMurray. This 1123 square foot duplex with attached garage sits on a 3490 square foot lot in a lovely neighbourhood. If you have been looking for more space, more light, and more potential, this home is ready for you. The first thing you will notice is the bright living room. Large windows fill the space with natural light, making it the perfect place to start your day with coffee or end it with family movie night. The kitchen is open to the dining area so you can cook and chat without missing a beat. Upstairs, the primary bedroom has a beautiful view, the kind that makes you want to hit snooze one more time. There are three more bedrooms and two bathrooms, giving you room for kids, guests, or that home office you promised yourself. The basement has extra space for storage, hobbies, or a future rec room. It is a blank canvas waiting for your ideas. The laundry area is simple and practical, ready to handle the real work of daily life. Step outside and you will see what makes this home so special. The yard backs right onto a park. Kids can run and play, and you can watch them from your own backyard. You get the green space without the mowing, and the splash pad down the street is the summer bonus everyone dreams of. The location solves so many problems. Need good schools? They are close by. Want shopping and services? They are only minutes away. Transportation, parks, and trails are all at your door. You do not need to trade peace and quiet for convenience, because here you get both. Yes, the house could use some updates, but that is part of the opportunity. This is your chance to add value, build equity, and create a home that reflects your style. Many buyers struggle to find a place that fits their budget and has room to grow. This property solves that by giving you space, location, and potential all in one.

Whether you are a first time buyer tired of paying rent, a family looking for more room, or an investor who sees the upside, this home is worth a look. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?