



105 Goodwin Place
Fort McMurray, Alberta

MLS # A2288391



\$399,900

Division:	Grayling Terrace		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,119 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener+remote

Welcome to this well-maintained and thoughtfully updated home offering comfort, functionality, and exceptional storage throughout. A large, welcoming entryway provides access to the extra-long attached single garage, with a conveniently located laundry room just off the entrance featuring new flooring. Fresh paint throughout enhances the bright, modern feel of the home. The main living area features durable laminate flooring and a bright, open layout filled with natural light, creating an inviting space for both everyday living and entertaining. The kitchen offers abundant cupboard and counter space along with updated appliances (2020), delivering both style and practicality. Upstairs you will find three well-sized bedrooms, including a primary suite complete with a stand-up shower. Linen and broom closets add convenient everyday storage. The lower level expands your living space with a spacious rec room highlighted by large windows that bring in great natural light, an additional bedroom, a separate storage room, and access to a crawl space for even more storage options. A cozy gas fireplace adds warmth and character to the home. Major updates include furnace, central A/C, and hot water tank (2016), shingles (2012), and all windows replaced in 2020. Outside, enjoy the yard with a deck and established flower beds, offering a perfect setting for relaxing or entertaining. This move-in ready home delivers space, smart updates, and versatility for growing families or those needing extra room.