

# \$374,900 - 166 Grayling Crescent, Fort McMurray

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MLS® #A2226798

**\$374,900**

4 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.07 Acres

Grayling Terrace, Fort McMurray, Alberta

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!

Built in 1980

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2226798    |
| Price          | \$374,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,409       |
| Acres          | 0.07        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 166 Grayling Crescent |
| Subdivision | Grayling Terrace      |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9J1K9                |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 3                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | Vinyl Windows  |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Lot Description   | Landscaped, Lawn |
| Roof              | Asphalt Shingle  |

|              |                        |
|--------------|------------------------|
| Construction | Concrete, Vinyl Siding |
| Foundation   | Poured Concrete        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | R1S             |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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