

# \$499,900 - 111 Gardiner Place, Fort McMurray

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MLS® #A2216244

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,307 sqft

Residential on 0.10 Acres

Grayling Terrace, Fort McMurray, Alberta

Location, Location , Location they say... well how about location PLUS a STUNNING 3 BEDROOM HOME BACKING ONTO THE RIVER VALLEY - A RARE GEM IN A SOUGHT-AFTER LOCATION !! Welcome to this BEAUTIFULLY UPDATED two-Story home NESTLED IN A DESIRED NEIGHBORHOOD & BACKING ONTO THE RIVER FOR BREATHTAKING VIEWS & UNMACHED TRANQUILITY. This 3 Bedroom, 2.5 bathroom home has been THOUGHTFULLY RENOVATED INSIDE & OUT. The EXTERIOR BOASTS NEWER SIDING SHINGLES, BRICK FRONT, & WINDOWS all ENHANCING both CURB APPEAL & EFFICIENCY. COZY FRONT PORCH then you Step inside to find a SPACIOUS ENTRANCE & front closet with GLASS DOORS, there's a 2 pcs BATHROOM for convenience. upon ENTERING you are greeted with GORGEOUS HARDWOOD & TILE FLOORING, a BRIGHT INVITING KITCHEN with WHITE CABINETS, S/S APPLIANCES & AMPLE STORAGE . SUNNY DINETTE AREA with NEW WINDOW & over looking the COZY LIVING ROOM COMPLETE WITH A CHARMING WOOD BURNING FIRE PLACE, PATIO DOORS TO THE BACK PRIVATE DECK with NEWER METAL RAILINGS. UPSTAIRS you will find a RENOVATED 4 PCS. BATHROOM FEATURING MODERN FINISHED & A BRIGHT NEW WINDOW. PRIMARY BEDROOM BOAST COZY CARPET &



Features a 3 PCS ENSUITE & A WALK IN CLOSET, LARGE WINDOW to enjoy the beautiful river Valley Scenery . You will also find 2 more COMFORTABLE BEDROOMS perfect for the growing family or Guests. The FINISHED BASEMENT ADDS EVEN MORE LIVING SPACE with a CARPETED FAMILY ROOM with a DRYWALLED CEILING & FEATURING A GAS STOVE TO KEEP YOU EXTRA COZY WARM, there is also a BUILT IN SHELVING UNIT for extra storage. There is also an ADDITIONAL 4th ROOM but it is not a legal bedroom, Basement LAUNDRY/ MECHANICAL ROOM with NEWER FURNACE & HOT WATER TANK. SINGLE ATTACHED GARAGE with MAN DOOR & NEW FLOORING. THE BACK pie shaped YARD IS YOUR OWN PERSONAL OASIS, featuring a BEAUTIFUL DECK, A WONDERFUL HOT TUB TO ENJOY watching the BEAUTIFUL NORTHER LIGHTS , Shed, this home is truly a MUST SEE. CENTRAL AIR CONDITIONING , S/S APPLIANCES, Call today for your personal showing DONT miss your CHANCE TO OWN this RIVER-BACKED RETREAT IN A PRIME LOCATION , SCHEDULE YOUR VIEWING TODAY

Built in 1980

### **Essential Information**

MLS® #	A2216244
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.10
Year Built	1980
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	111 Gardiner Place
Subdivision	Grayling Terrace
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1K7

### Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Laminate Counters, No Animal Home, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
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Days on Market	51
Zoning	R1S

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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