

\$385,000 - 103 Garson, Fort McMurray

MLS® #A2254859

\$385,000

3 Bedroom, 4.00 Bathroom, 1,346 sqft
Residential on 0.10 Acres

Grayling Terrace, Fort McMurray, Alberta

Nestled in one of the city's most desirable communities, this home offers the perfect balance of privacy, nature, and convenience. Surrounded by mature trees, rolling hills, creeks, and trails, plus nearby parks. It's a serene escape while still being close to everything you need. Lovingly maintained by the same owner for over 20 years, this property shows true pride of ownership. It features a durable Upgraded Metal Roof, designed to last years longer than traditional shingles, and since 2016 the windows, exterior doors, hot water tank, and air conditioning have all been updated for comfort and efficiency. Inside, you'll find Brand-New vinyl plank flooring, fresh carpet on the stairs only, and new-modern 2024/2025 appliances, including a fridge, microwave, dishwasher, and a stove that has never been used! The kitchen offers newer laminate countertops, blending style and function. Enjoy cozy evenings on the main floor by the wood-burning fireplace with a classic brick surround, overlooking your backyard oasis, or head downstairs to the fully finished basement with a convenient 2pc bathroom and rec room. Outdoors, the property truly shines. The oversized front yard is filled with trees and gardens, while the backyard is a private escape complete with a stoned walkway and a magical, secluded atmosphere. Parking is a dream with a single attached garage plus an extra-large driveway, offering space for four vehicles, RVs, boats, or all your extra toys. Additionally, the home



features gas hook up for your barbecue, as well as plumbed in for a gas stove and notably smoke free. This classic yet charming home is perfect for families, first-time buyers, or anyone in between seeking a blend of comfort, character, and outdoor beauty.

Built in 1980

Essential Information

MLS® #	A2254859
Price	\$385,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,346
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	103 Garson
Subdivision	Grayling Terrace
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L1

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Off Street, Oversized, Parking Pad, Single Garage Attached, See Remarks
# of Garages	1

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Rectangular Lot, See Remarks
Roof	Metal
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	7
Zoning	R1S

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.