

\$365,000 - 103 Garson Place, Fort McMurray

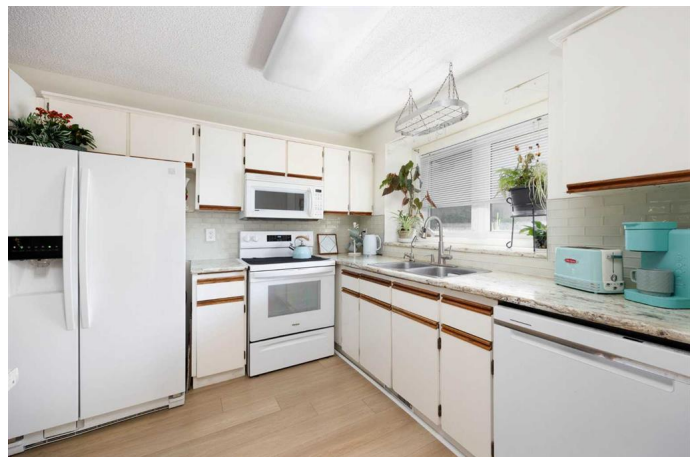
MLS® #A2270223

\$365,000

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

Grayling Terrace, Fort McMurray, Alberta

Welcome to a home that captures the essence of refined living. A rare blend of tranquility, timeless care, and modern comfort. Nestled in one of the city's most prestigious communities, this property offers a serene backdrop of mature trees, rolling hills, and nearby creeks and trails, creating an atmosphere that feels both peaceful and connected. Lovingly maintained by the same owner for over two decades, every detail of this home reflects pride and longevity. Major investments have already been made for your peace of mind, including a premium metal roof, updated windows and exterior doors, hot water tank, and air conditioning, all replaced since 2016 to ensure years of efficiency and reliability. Inside, the home feels effortlessly modern and inviting. The brand-new luxury vinyl plank flooring and soft new carpeting on the stairs provide a fresh foundation, while the 2024/2025 stainless steel appliance package, featuring a never-used stove, brings a sleek touch of contemporary style. The kitchen's refreshed laminate countertops balance form and function, offering both durability and aesthetic appeal. A classic wood-burning fireplace (sold as-is) anchors the main living space with timeless charm, inviting cozy evenings and conversation. The fully finished lower level expands your living options with a 2-piece bath and a flexible recreation area ideal for gatherings, media, hobbies or to serve as a Fourth bedroom. Outdoors, this property feels like a private sanctuary. The



lushly treed front yard and peaceful backyard oasis offer a rare connection to nature, complete with a pathway and a secluded ambiance that makes every season enjoyable. Parking and practicality are equally impressive, with a single attached garage and an extra-large driveway that easily accommodates up to four vehicles, or room for your RV oand recreational toys. Additional highlights include gas hookups for both barbecue and stove and a smoke-free interior. Whether youâ€™re seeking a refined retreat, a home filled with heart, or a lifestyle surrounded by natureâ€™s beauty, this remarkable property stands as a true testament to comfort, care, and enduring quality.

Built in 1980

Essential Information

MLS® #	A2270223
Price	\$365,000
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 Place
Subdivision	Grayling Terrace
City	Fort McMurray
County	Wood Buffalo

Province	Alberta
Postal Code	T9J 1L1

Amenities

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

Interior

Interior Features	Laminate Counters, No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Other, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Many Trees, No Neighbours Behind, Private, See Remarks
Roof	Metal
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	3
Zoning	R1S

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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