

# \$599,000 - 122 Goodwin Place, Fort McMurray

MLS® #A2212355

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0.11 Acres

Grayling Terrace, Fort McMurray, Alberta

Breathtaking river views! This exquisite property offers 4 bedrooms and 2.5 baths. Starting off, the kitchen is a dream W/ led under cabinet lighting, custom maple cabinetry, soft close doors, quartz countertops, upgraded appliances which include bar fridge, induction cook top, double oven, dishwasher behind door panel, & an extra-large island w/ track pendant lighting and extra seating. Dining area offers, hidden slide out maple dining table seating 6 comfortably. Livingroom features, Regency FP90 wood burning fireplace delivering 70,000 BTU of high efficiency heat with temperature sensitive blower/fan and maple mantel with custom built in maple cabinetry. Next in the living room is an under window fireside seating with storage. Finishing the main floor, is a half bath W/ floating tigerwood vanity W/ quartz countertop, counter to ceiling backsplash w/ mother of pearl inlay detail with custom framed mirror & maple sliding door with designed glass by Flux Glass on an oil rubbed bronze rail system. Let's go upstairs! The stair rail and banister system were custom designed & includes Maple handrails with glass inserts by Flux. 2nd floor offers, 3 bedrms, w/ natural cherry hardwood flooring, hemlock trim, solid wood doors with sound proofing, built in closets and lights on dimmers. The PRIMARY BEDROOM, wood door, 10" double rail four door closet, hidden motorized blind, black out roller blind and infused light roller blind, trimmed with hardwood flooring and hemlock



trim. The ensuite complete with, marble & travertine flooring and wall covering, cement board and kerdi wrap used in all areas behind the tile, Maple floating custom cabinetry, w/ Swarovski Crystal faucet knobs, electric in floor heating, ( also in the main bathroom) hardwired heated towel rail, BainUltra-Elegancia 6642 double air jet tub with heated back rest and chromotherapy lights and self clean out. Glass chandelier over the tub, 5â€™™ corner glass shower with body jets. The window in this bedroom is picturesque of the river view!yes wake up to river view and listen to the sounds of water! THE BASEMENT, offering & family room and bedroom w/, above code insulation in all walls including IKO Enerfoil R6.2 & batt insulation in framing, subflooring with upgraded laminate, Regency P36 30,000 BTU natural gas fireplace, pot lights, in ceiling surround speakers and under stairs storage. Utility room has heat exchanger, HE HWT and furnace and a industrial sink/sprayer.! Lets talk exterior, Lifetime warranty premium shingles with Amourguard ice and water protection, Hardiplank concrete siding, triple glazed windows, deck built w/ Brazilian hardwood, wood shed, flower beds with power, NGas hookup for BBQ. The garage has a 30,000BTU Lennox heater, mezzanine storage system, & workshop cabinetry. (Opportunity to have larger shop space). South facing back yard with uninterrupted stunning views of the River and Boreal Forest w/ wildlife and sunsets of a lifetime! Call today for a tour of this one-of-a-kind home!

Built in 1982

## Essential Information

MLS® #	A2212355
Price	\$599,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,435
Acres	0.11
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	122 Goodwin Place
Subdivision	Grayling Terrace
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1K1

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Bookcases
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator, See Remarks, Washer/Dryer, Built-In Range, Wine Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, See Remarks, Views, City Lot
Roof	Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	19
Zoning	R1S

### **Listing Details**

Listing Office	RE/MAX Connect
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