

# **\$519,900 - 111 Gardiner Place, Fort McMurray**

MLS® #A2216244

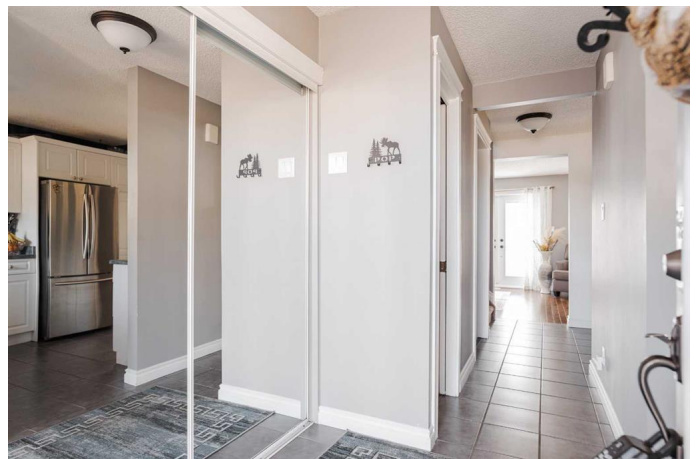
**\$519,900**

4 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 4 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, 3 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          | \$519,900   |
| Bedrooms       | 4           |
| 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 |
|-------------|---------------|

|                |     |
|----------------|-----|
| Days on Market | 3   |
| Zoning         | R1S |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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