

\$374,900 - 166 Grayling Crescent, Fort McMurray

MLS® #A2226798

\$374,900

4 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.07 Acres

Grayling Terrace, Fort McMurray, Alberta

Tucked alongside the scenic Hangingstone River valley, this charming home offers the feel of a quiet small-town community—just minutes from downtown. This charming subdivision is so quiet many people live in Fort McMurray for years without know it exists. Ideally located across from a playground and water park, it's perfect for young families. The main floor welcomes you with a convenient half bath, a bright dining nook, and a cozy sunken living room. The spacious kitchen features tile flooring and patio doors that open to a deck and fully fenced backyard—great for summer BBQs and outdoor fun. Upstairs, you'll find matching laminate flooring throughout, two generously sized children's bedrooms, a large 4-piece bathroom, and a primary suite complete with dual closets and a 4-piece ensuite with double sinks. The fully finished basement offers even more living space with a fourth bedroom and a comfortable family room—ideal for movie nights or a play area. Additional highlights include a double-car driveway, single-car garage, vinyl windows, and a corner lot that provides extra yard space and backyard access. This well-maintained home is move-in ready and waiting for its next chapter! Sold as is where is!

Built in 1980

Essential Information



MLS® #	A2226798
Price	\$374,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	166 Grayling Crescent
Subdivision	Grayling Terrace
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J1K9

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	R1S

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.