

\$345,000 - 103 Gardiner Place, Fort McMurray

MLS® #A2246522

\$345,000

3 Bedroom, 3.00 Bathroom, 1,304 sqft

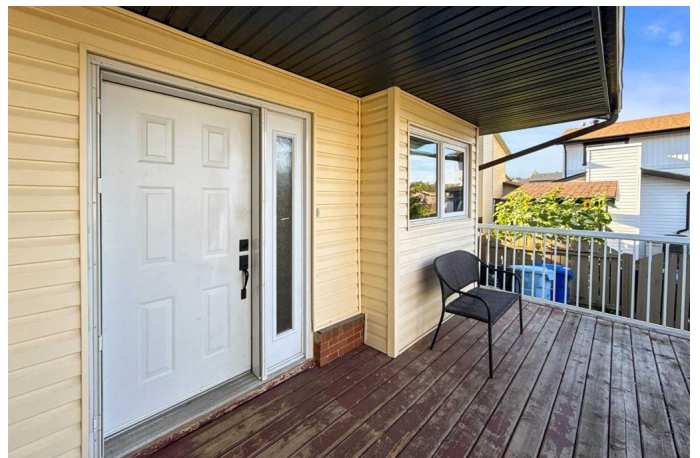
Residential on 0.08 Acres

Grayling Terrace, Fort McMurray, Alberta

If you've been dreaming of a home that feels like a hug, comes with a side of nature, and is just a hop, skip, and jump from everything you need - welcome to 103 Gardiner Place. Tucked away in the quaint community of Grayling Terrace, this cozy cul-de-sac is a little slice of Fort McMurray charm. Here, you're steps from creekside trails, a playground, and so close to schools, shops, restaurants, transit, and the hospital that you could almost measure the distance in cups of coffee.

This adorable 3-bedroom home sits on a mature, tree-filled lot with a large driveway that can easily host friends, family, or that camper you've been meaning to take out more often. Out back, a screened-in deck means you can sip your morning coffee or your evening glass of wine without swatting a single mosquito now that's living. The home itself has been freshly repainted and topped with brand-new shingles, so you can skip the "fixing" stage and move straight into the "making memories" stage.

Inside, the bright, happy kitchen is ready to inspire your inner chef with full-height white cabinetry, stainless steel appliances, and a layout that makes both cooking and chatting with guests a breeze. The dining area flows into a sunken living room with hardwood floors and a wood-burning fireplace - perfect for



â€œaccidentallyâ€• binge-watching Netflix instead of doing chores. A stylishly updated 2-piece bathroom on the main level features a new vanity, mirror, and sleek black fixtures that add a pop of modern flair.

Upstairs, youâ€™ll find three bedrooms and two full bathrooms, including the primary suite with serene backyard views, a walk-in closet, and a 3-piece ensuite for those mornings when youâ€™d rather skip the line for the shower. The basement is a blank canvasâ€”ready for your future rec room, gym, or home theatreâ€”and the furnace and hot water tank, both replaced in 2017, offer peace of mind that the big-ticket items are taken care of.

And yes, thereâ€™s a single attached garageâ€”ideal for extra storage, weekend projects, or tucking away your toys when not in use.

103 Gardiner Place isnâ€™t just a house; itâ€™s a warm welcome into a hidden-gem neighbourhood, where the pace is a little calmer, the creek-lined trails are just around the corner, and home just feelsâ€¦ right.

Built in 1980

Essential Information

MLS® #	A2246522
Price	\$345,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,304
Acres	0.08
Year Built	1980

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	103 Gardiner Place
Subdivision	Grayling Terrace
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1K7

Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	92

Zoning R1S

Listing Details

Listing Office EXP REALTY

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.