

\$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 communityâ€”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 backyardâ€”great for summer BBQs and outdoor fun. Upstairs, youâ€™ll find matching laminate flooring throughout, two generously sized childrenâ€™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 roomâ€”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 | 3 |
| Zoning | R1S |

Listing Details

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

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