

\$385,000 - 103 Garson Place, Fort McMurray

MLS® #A2254859

\$385,000

3 Bedroom, 4.00 Bathroom, 1,346 sqft

Single Family on 0.10 Acres

Grayling Terrace, Fort McMurray, Alberta

Nestled in one of the city's most desirable communities, this home offers the perfect balance of privacy, nature, and convenience. Surrounded by mature trees, rolling hills, creeks, and trails, plus nearby parks. It's a serene escape while still being close to everything you need. Lovingly maintained by the same owner for over 20 years, this property shows true pride of ownership. It features a durable Upgraded Metal Roof, designed to last years longer than traditional shingles, and since 2016 the windows, exterior doors, hot water tank, and air conditioning have all been updated for comfort and efficiency. Inside, you'll find Brand-New vinyl plank flooring, fresh carpet on the stairs only, and new-modern 2024/2025 appliances, including a fridge, microwave, dishwasher, and a stove that has never been used! The kitchen offers newer laminate countertops, blending style and function. Enjoy cozy evenings on the main floor by the wood-burning fireplace with a classic brick surround, overlooking your backyard oasis, or head downstairs to the fully finished basement with a convenient 2pc bathroom and rec room. Outdoors, the property truly shines. The oversized front yard is filled with trees and gardens, while the backyard is a private escape complete with a stoned walkway and a magical, secluded atmosphere. Parking is a dream with a single attached garage plus an extra-large driveway, offering space for four vehicles, RVs, boats, or all your extra toys. Additionally, the home



features gas hook up for your barbecue, as well as plumbed in for a gas stove and notably smoke free. This classic yet charming home is perfect for families, first-time buyers, or anyone in between seeking a blend of comfort, character, and outdoor beauty. (id:6289)

Built in 1980

Essential Information

Listing #	A2254859
Price	\$385,000
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Square Footage	1,346
Acres	0.10
Year Built	1980
Type	Single Family
Sub-Type	Freehold

Community Information

Address	103 Garson Place
Subdivision	Grayling Terrace
City	Fort McMurray
Province	Alberta
Postal Code	T9J1L1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, See remarks
Parking Spaces	5
Parking	Attached Garage, Concrete, Other, Oversize, Parking Pad, See Remarks
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Freezer, Microwave Range Hood Combo, Washer & Dryer
------------	--

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Exterior Features	Fruit trees, Garden Area, Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 30th, 2025 at 9:01pm PDT