

# \$450,000 - 113 Gardiner Place, Fort McMurray

MLS® #A2217041

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.11 Acres

Grayling Terrace, Fort McMurray, Alberta

Welcome to 113 Gardiner Place â€” a rare riverfront gem nestled in a quiet cul-de-sac in Fort McMurray!

This beautifully maintained home backs directly onto the peaceful Hangingstone River and offers immediate access to scenic walking trails, all without the worryâ€”this property is NOT in a flood zone. Imagine sipping your morning coffee while watching the river flow, or enjoying long summer evenings from your fully screened-in sunroom, all set against the backdrop of one of Fort McMurrayâ€™s most sought-after natural landscapes.

The main level welcomes you with a charming built-in entryway for coats and shoes, a 2-piece powder room, and a cozy sunken living room that captures panoramic river views. A formal dining room overlooks the living space and flows into the kitchen, which features timeless white cabinetry, a sleek subway tile backsplash (updated in 2023), built-in oven, electric range, and dishwasher. From the kitchen, step directly into your fully enclosed sunroomâ€”reboarded with decking and new screens in 2021â€”perfect for relaxing or entertaining rain or shine.

Upstairs, you'll find three comfortable bedrooms, including a spacious primary retreat thatâ€™s been transformed into a serene escape. The fully renovated 3-piece ensuite features a modern espresso-toned vanity



topped with a gleaming quartz countertop, a beautifully tiled walk-in shower, and warm wood accents along the ceiling that creates a spa-inspired ambiance. The main 4-piece bathroom has also been tastefully updated with a quartz countertop, rain showerhead, industrial-style shelving, and espresso-coloured vanity.

The developed basement provides added flexibility with a large family room, fourth bedroom, and laundry facilities. This home also includes a single attached heated garage, central air conditioning (2022), and a series of thoughtful upgrades: new shingles (2020), new garage door and heater (2021), refreshed fencing (2021), 2-way bali blinds found on the main level and blackout blinds in the upper bedrooms.

Step outside and discover the true beauty of this river lot—mature trees offer shade and privacy, beautifully landscaped gardens add a pop of colour in the summer, and an additional open deck from the enclosed porch creates even more space for outdoor living. Whether you™re hosting a backyard BBQ or roasting marshmallows around the fire pit, this backyard is built for making memories.

Whether you're drawn to the tranquility of riverside living, the direct access to outdoor adventure, or the lovingly updated interior, this property offers a lifestyle that™s truly hard to find in Fort McMurray.

Don™t miss your chance to own this rare, sought-after location—schedule your private tour today!

Built in 1980

## **Essential Information**

MLS® #	A2217041
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	113 Gardiner Place
Subdivision	Grayling Terrace
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1K7

### Amenities

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

### Interior

Interior Features	Pantry, See Remarks
Appliances	Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, No

	Neighbours Behind, Paved, Pie Shaped Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	6
Zoning	RM1

### **Listing Details**

Listing Office	EXP REALTY
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