

111 Gardiner Place
Fort McMurray, Alberta

MLS # A2216244



\$504,000

Division:	Grayling Terrace		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Landscaped, I		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, See Remarks, Vinyl Windows		

Inclusions: Hot Tub & Accessories , 2 sheds, Furniture Nego, 3 ceiling fans

Location, Location , Location they say... well how about location PLUS a STUNNING 3 BEDROOM HOME BACKING ONTO THE RIVER VALLEY - A RARE GEM IN A SOUGHT-AFTER LOCATION !! Welcome to this BEAUTIFULY UPDATED two-Story home NESTLED IN A DESIRED NEIGHBORHOOD & BACKING ONTO THE RIVER FOR BREATHTAKING VIEWS & UNMACHED TRANQUILITY. This 3 Bedroom, 3 bathroom home has been THOUGHTFULLY RENOVATED INSIDE & OUT. The EXTERIOR BOASTS NEWER SIDING SHINGLES, BRICK FRONT, & WINDOWS all ENHANCING both CURB APPEAL & EFFICIENCY. COZY FRONT PORCH then you Step inside to find a SPACIOUS ENTRANCE & front closet with GLASS DOORS, there's a 2 pcs BATHROOM for convenience. upon ENTERING you are greeted with GORGEOUS HARDWOOD & TILE FLOORING, a BRIGHT INVITING KITCHEN with WHITE CABINETS, S/S APPLIANCES & AMPLE STORAGE . SUNNY DINETTE AREA with NEW WINDOW & over looking the COZY LIVING ROOM COMPLETE WITH A CHARMING WOOD BURNING FIRE PLACE, PATIO DOORS TO THE BACK PRIVATE DECK with NEWER METAL RAILINGS. UPSTAIRS you will find a RENOVATED 4 PCS. BATHROOM FEATURING MODERN FINISHED & A BRIGHT NEW WINDOW. PRIMARY BEDROOM BOAST COZY CARPET & Features a 3 PCS ENSUITE & A WALK IN CLOSET, LARGE WINDOW to enjoy the beautiful river Valley Scenery . You will also find 2 more COMFORTABLE BEDROOMS perfect for the growing family or Guests. The FINISHED BASEMENT ADDS EVEN MORE LIVING SPACE with a CARPETED FAMILY ROOM with a DRYWALLED CEILING & FEATURING A GAS STOVE TO KEEP YOU EXTRA COZY WARM, there is also a BUILT IN SHELVING UNIT

for extra storage. There is also an ADDITIONAL 4th ROOM but it is not a legal bedroom, Basement LAUNDRY/ MECHANICAL ROOM with NEWER FURNACE & HOT WATER TANK. SINGLE ATTACHED GARAGE with MAN DOOR & NEW FLOORING. THE BACK pie shaped YARD IS YOUR OWN PERSONAL OASIS, featuring a BEAUTIFUL DECK, A WONDERFUL HOT TUB TO ENJOY watching the BEAUTIFUL NORTHER LIGHTS , Shed, this home is truly a MUST SEE. CENTRAL AIR CONDITIONING , S/S APPLIANCES, Call today for your personal showing DONT miss your CHANCE TO OWN this RIVER- BACKED RETREAT IN A PRIME LOCATION , SCHEDULE YOUR VIEWING TODAY