

**110 Goodwin Place  
Fort McMurray, Alberta**

**MLS # A2244781**



**\$349,000**

<b>Division:</b>	Grayling Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1S
<b>Utilities:</b>	-

**Inclusions:** Central A/C, garage door opener, remote,

Tucked away in a quiet cul-de-sac in the Grayling Terrace neighborhood is a 4 bedroom 3 bath home waiting your creativity. Sellers have priced this home giving the right person the opportunity to come in and make this home your own. Bathrooms have been updated previous to get you started. It's a great layout with a bath just off the garage. Spacious living room located just when you enter the home. Kitchen is in the back with dining area and access to back deck. Loads of counter and cupboard space along with a breakfast bar. Stainless appliances with an over the range microwave. Enjoy your time with the kids in the fully fenced yard as well as bbq'ing on the back deck. Yard is big enough for a trampoline or small pool. Upstairs you will find 3 spacious bedrooms and one full bath. Basement would make a great space for extended guests or a teenager who wants their own space.. Basement has newer carpet and also has laundry and additional storage. The 4th bedroom along with a huge rec room is the perfect hang out. Grayling is known for it's beautiful river running along the back of Grayling Terrace that is walking distance as well as the fun spray park for the kids. Conveniently located close to the hospital, grocery store, Canadian Tire, Staples and more. Don't let this opportunity to own a home in a great neighborhood pass you by.