



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102 Goodwin Place
Fort McMurray, Alberta

MLS # A2348450



\$525,000

Division:	Grayling Terrace		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,394 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, microwave, two drink fridge cabinets, washer and dryer, garage heater, garage door opener, Fire pit, propane bbq, and garden box

Thoroughly renovated and tucked away in the charming Grayling Terrace neighbourhood, 102 Goodwin Place gives you the quiet of the river valley with the convenience of downtown minutes away. This two-storey home has 4 bedrooms, 3.5 baths and 2056 sq ft of finished living space. The main floor is bright, white and open, with new LVP flooring throughout and smooth knockdown ceilings where the old texture used to be. Your sunken living room is anchored by a whitewashed brick feature wall and electric fireplace, and the dining area is large enough for a proper dining table. The kitchen was custom built in 2023 in a modern farmhouse style, with shaker cabinets, quartz counters and a 72" island that hides two drink fridge drawers and has an electrical outlet – because everything was thought of. The deep pantry has pullout shelving, and the appliance garage hides the microwave or a coffee station, so everything has a place. The GE Café appliances are gorgeous, and a black-frame sliding patio door takes you straight out to the deck. A fully remodelled powder room and entryway closet doors finish off this level. Upstairs, new carpet runs through all three bedrooms. Your primary bedroom has its own 3 pc ensuite and a double closet, and the main bath has a double vanity and a full tub with shower. Additional upstairs storage is offered with a good-sized linen closet in the hall. Downstairs, you'll find a large family room, a fourth bedroom, and a full bath with a walk-in shower and laundry. Out back, the southwest-facing yard gets the good afternoon sun. A two-tier deck, and a firepit in the fully fenced corner lot the fence make it easy to entertain, or to sit out there alone and not have anyone looking right in. The shed is the perfect spot to store the yard tools. The heated single garage has new epoxy floors, a gas heater plumbed in 2023, and a new door and opener

from the same year. The paved double driveway has room for two more. The big-ticket items are done. Board and batten and vinyl siding went on in 2023, along with new soffits, fascia and eavestroughs. The shingles, furnace, windows and hot water tank were replaced in 2017, and the home has central air. Grayling Terrace is small and tight-knit, with green space, a playground, a spray park and trails down to the Hangingstone River for fishing and exploring. Lions Park, Keyano College and the Hospital are a short walk away, and there's a bus stop close by. Book your viewing and get ready to fall in love with this one.