

# \$899,900 - 172 Gravelstone Way, Fort McMurray

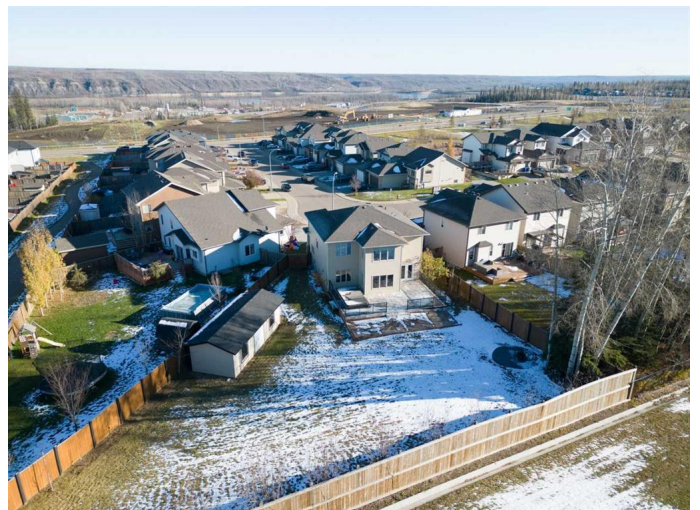
MLS® #A2175298

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,448 sqft  
Residential on 0.32 Acres

Stonecreek, Fort McMurray, Alberta

**2 GARAGES (ATTACHED AND DETACHED)!  
OVER 13,000 SQ/FT LOT!** Welcome to 172 Gravelstone Way. This 2448 Sq/ft two story home is ready to provide you with the additional space you have been looking for. The Main floor features a spacious Great Room w/ gas fireplace, large main floor den/office with speakers in ceiling, huge kitchen w/ island, walk through pantry, maple cabinets & granite countertops. The main floor also offers a 2 pce bathroom, and a large mud room off the attached garage that comes with loads of cabinetry and a main floor laundry set up. The top floor boasts a gigantic primary bedroom which features an extended retreat area that looks over your massive back yard, a five pce ensuite (two sinks, jetted tub & separate stand up shower) along with a **MUST SEE WALK -IN CLOSET**. On the second level you will also find two additional spare bedrooms and a 4 PCE bathroom. The finished in-floor heated basement offers bedrooms 4 and 5, an additional 4 PCE bathroom, storage, rough in for a wet bar, a second washer/dryer, and a huge rec room which has speakers in the ceiling and walls, and is already set up for a projector and screen. This home comes with an epoxied 25ft X 23 ft attached garage with **IN-FLOOR HEAT** with two overheads door, two man doors, and a high ceiling. Outside the huge back deck is completely tiled and comes with a large hot tub which offers a view of the completely fenced landscaped yard that boasts a fire pit area,



and a SECOND GARAGE (29ft X 11ft) that comes with and overhead door. The side gate of yard offers small vehicle access to the back yard and detached garage. Additional features include recently painted, hot water on demand, water softener, central air, stamped concrete driveway and, exterior Heli Lights installed. Call now for your personal showing.

Built in 2010

### Essential Information

MLS® #	A2175298
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,448
Acres	0.32
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	172 Gravelstone Way
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0S9

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached, Driveway, RV Access/Parking
# of Garages	4

## Interior

Interior Features	No Animal Home, No Smoking Home, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Greenbelt, No Neighbours Behind, Landscaped, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	October 28th, 2024
Days on Market	159
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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