

124 Gravelstone Way
Fort McMurray, Alberta

MLS # A2224561



\$557,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Greenbelt, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Storage		

Inclusions: Fridge, Stove, Dishwasher, Over the range microwave, Washer, Dryer, Garage Door Opener with 2 remotes, Garage Heater, Central A/C, Built in garage shelving, shed

OPEN HOUSE: Saturday July 26 11am - 1pm 124 Gravelstone Way – Fully Finished and BACKING GREENBELT! Welcome to this beautifully maintained two-storey home located in the heart of Stonecreek, offering a rare combination of greenbelt views, a SPACIOUS BACKYARD, and thoughtful updates throughout. From the moment you enter, you're greeted by a bright and welcoming foyer that flows into an open-concept main floor perfect for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances, including a GAS STOVE, large WALK-THROUGH PANTRY, center island with an eat-up bar, and ample counter space. It opens seamlessly into the dining and living areas, all bathed in natural light from the large rear facing windows. Step outside to enjoy the brand new deck (2024), a concrete patio, and a beautifully landscaped, fully fenced backyard that backs directly onto a dedicated greenbelt. A stone walkway leads to a cozy sitting area ideal for a firepit or quiet evening retreat. With a WEST FACING YARD, you'll enjoy sunshine throughout the day and front-row seats to stunning sunsets each night. Upstairs, the spacious primary suite includes a walk-in closet and a private ensuite. Two additional bedrooms, a full bathroom, and a UPSTAIRS BONUS ROOM ideal for a home office, media room, or play space complete the this level. Convenient SECOND FLOOR LAUNDRY adds to the smart layout. The newly DEVELOPED BASEMENT offers even more living space with a large rec room and a fourth bedroom, making it great for guests or family hangouts. This home is move-in ready, thanks to a LONG LIST OF UPDATES: new fridge, microwave, and gas stove (2018); LVP flooring and carpet (2019); dishwasher and washer/dryer (2020); hot water tank (2022); and a gas line for the stove and BBQ. Additional

features include a double attached heated garage, central A/C, and a prime location within walking distance to Stone Creek Village, schools, trails, and more. Don't miss your chance to own this lovingly cared for and well-appointed home in one of Fort McMurray's most sought-after communities. Book your private tour today!