



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**157 GRAVELSTONE Road, Fort McMurray T9K 0W9**

MLS®#: **A2099181**

Area: **Stonecreek**

Listing Date: **01/01/24**

List Price: **\$679,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2011**  
Lot Information  
Lot Sz Ar: **5,226 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,160**  
Low Sqft:  
Ttl Sqft: **2,160**

DOM

**130**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Lawn,Gentle Sloping,Greenbelt,No Neighbours Behind,Landscaped,Rectangular Lot,See Remarks**  
**Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Floor Furnace,Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Washer/Dryer Stacked,Water Softener,Window Coverings**  
Int Feat: **Central Vacuum,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	10`0" x 7`7"
Kitchen	Main	13`7" x 14`0"
5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	11`0" x 11`0"
Bedroom	Second	10`0" x 10`5"
Bedroom	Basement	13`0" x 10`6"

Room	Level	Dimensions
Foyer	Main	9`0" x 7`7"
Dining Room	Main	13`7" x 8`0"
Living Room	Main	15`6" x 14`6"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	17`0" x 17`6"
Bedroom - Primary	Second	17`8" x 12`7"
Bedroom	Basement	9`4" x 9`7"

**Kitchen With Eating Area  
4pc Bathroom**

**Basement  
Basement**

**11`0" x 9`5"**

**Family Room**

**Basement**

**14`8" x 12`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**1121661**

Remarks

Pub Rmks: **Exceptional Gem with 4 bedrooms upstairs. Welcome to 157 Gravelstone Rd backing on the greenbelt in Stonecreek. Step into a world of convenience, where every detail has been thoughtfully designed for your comfort. With 4 spacious bedrooms on the upper level, this home offers an abundance of space for your family to thrive. The main level boasts an open-concept layout, creating an inviting space. The cozy living room, complete with a charming fireplace, is perfect for gatherings with friends and family. Large windows frame picturesque views of the lush greenbelt, bringing the outdoors inside. The heart of the home is undoubtedly the kitchen, featuring a generous island for casual dining, a corner pantry for ample storage, and sleek granite countertops. Equipped with updated lighting, a gas stove, and a built-in wine rack. A well-placed mudroom at the rear of the main level offers laundry and access to the heated garage, ensuring practicality and ease in your daily routine. Step outside to a raised deck off the main floor that spans the entire width of the house and is complete with dura decking, aluminum railing and privacy walls on each side to create a serene outdoor oasis. Ascending to the second level, you'll discover a sprawling fourth bedroom, that could also be used for a bonus room or home theater. Additionally, three more bedrooms await, including the oversized primary suite with river valley views, a walk-in closet, and a lavish 5-piece ensuite. This ensuite boasts dual sinks, a makeup vanity, a spacious corner jetted tub, and a walk-in shower, providing the ultimate in relaxation. The walk-out basement adds even more value to this exceptional property, offering a 2-bedroom legal suite with the potential for rental income or use as a traditional basement development. Currently not used a rental suite, this space includes a wet bar (wiring for a stove is roughed in), 2 bedrooms, and a 4-piece bathroom. A second set of laundry adds to the convenience, and large windows flood the area with natural light. A tiered backyard features a concrete patio for the walk-out basement, a crushed rock raised bed perfect for a trampoline or play set, and a paving stone path leading to a fire pit, shed, and gate providing access to the greenbelt and walking path. This home comes with added features, including central air conditioning, a central vacuum system, a Sonos sound system throughout, hot water on demand, in-floor heating in the garage and basement, and fresh paint. With a triple car driveway and a double attached garage, parking is never a concern. Don't miss out on this incredible opportunity to own a truly remarkable home! Schedule your viewing today and make 157 Gravelstone Road your new address.**

Inclusions:  
Property Listed By: **Fridge x2, washer x2, dryer x 2, dishwasher, gas stove, central ac, central vac & attachments, water softener, all window coverings, garage door opener & remote RE/MAX FORT MCMURRAY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**













