



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**244 GRAVELSTONE Road, Fort McMurray T9K 0X1**

MLS®#: **A2156912**

Area: **Stonecreek**

Listing Date: **08/12/24**

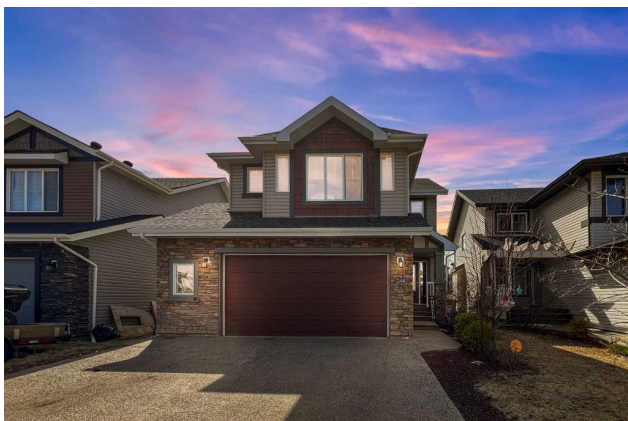
List Price: **\$589,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **5,932 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,991**  
Low Sqft:  
Ttl Sqft: **1,991**

DOM

**37**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Level,Street Lighting,Yard Lights**  
Park Feat: **Double Garage Attached,Heated Garage,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Built-in Barbecue,Lighting,Outdoor Grill,Private Yard**

Construction:

**Stone,Vinyl Siding**

Flooring:

**Ceramic Tile,Hardwood,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Breakfast Bar,Chandelier,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`5" x 7`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 20`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`4" x 9`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 13`6"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`11" x 22`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 9`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 11`4"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`1" x 8`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`2" x 9`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 15`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 14`3"</b>

<b>Other</b>	<b>Basement</b>	<b>24`1" x 30`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`0" x 11`1"</b>
			Legal/Tax/Financial		

Title:		Zoning:			
<b>Fee Simple</b>		<b>R1S</b>			
Legal Desc:	<b>1121661</b>				

Remarks

Pub Rmks: **Welcome to 244 Gravelstone Road located in Stonecreek backing onto a GREEN SPACE & WALKING TRAIL. This beautifully maintained family home was built in 2012 by Rohit Communities & offer +2756 sqft of interior living space with neutral paint tones, hardwood flooring & tons of natural light! This home features an OPEN CONCEPT MAIN FLOOR including a gorgeous kitchen with dark cabinetry, white subway tile backsplash & GRANITE COUNTER TOPS. The kitchen is equipped with modern STAINLESS STEEL APPLIANCES, a raised central island with breakfast bar seating & WALK-IN PANTRY. Just off the kitchen is the dining area, with glass sliding doors accessing the FULLY FENCED YARD & DECK WITH A COVERED PATIO & OUTDOOR KITCHEN! The backyard has plenty of space for outdoor activities including a FIRE PIT SITTING AREA with convenient access to green space & walking trails. To finish off the main floor, is a bright yet cozy living room with a GAS FIREPLACE WITH BUILT-IN SHELVING ON EITHER SIDE, an UPDATED 2PC BATH with a modern vanity, and MUDROOM with access to the HEATED DOUBLE GARAGE (21' x 23'). The upper level features a HUGE 22' x 18' BONUS ROOM that could be used as a second family/play room & home office space. This level also offers 3 beds including the PRIVATE MASTER SUITE with TWO WALK-IN CLOSETS & 5PC BATH WITH HIS & HER SINKS, a stand up glass shower & SOAKER TUB. On the opposite end of this level are two more good-sized bedrooms, one with a walk-in closet and a 4PC JACK & JILL BATH with a tub/shower combo & large vanity with additional storage space. Down the hall is also a large laundry closet with a washer & dryer making laundry a breeze! The unfinished basement, provides homeowners with an OPPORTUNITY TO CUSTOMIZE THE SPACE, which could accommodate additional bedrooms, another 4pc bath, large recreational room or even a BASEMENT SUITE DEVELOPMENT. Bonus features include A/C, built-in wood shelving in the garage, & UPDATED LUXURY VINYL PLANK FLOORING UPSTAIRS. If you're looking for a move-in ready home, schedule a private tour today!**

Inclusions: **SS Fridge, SS Stove, SS Dishwasher, SS OTR Microwave, Washer & Dryer, Garage Door Opener, Garage Heater, Air Conditioner,**

Property Listed By: **KIC Realty**

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