



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2159550**

Area: **Stonecreek**

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

List Price: **\$769,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2019**  
Lot Information  
Lot Sz Ar: **4,760 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,222**  
Low Sqft:  
Ttl Sqft: **2,222**

DOM

**25**  
Layout  
Beds: **6 (4 2 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Greenbelt,No Neighbours Behind,Landscaped,Private,See Remarks,Views**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Heated Garage,Insulated,Off Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **See Remarks**  
Int Feat: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,No Animal Home,See Remarks,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`6" x 4`11"
Foyer	Main	6`6" x 8`5"
Bedroom	Main	8`7" x 8`6"
5pc Ensuite bath	Second	7`11" x 11`9"
Bedroom	Second	11`3" x 10`6"
Bedroom - Primary	Second	8`1" x 5`11"
Bedroom	Basement	13`11" x 9`6"

Room	Level	Dimensions
Dining Room	Main	14`6" x 13`10"
Kitchen	Main	14`7" x 14`10"
4pc Bathroom	Second	8`2" x 5`4"
Bedroom	Second	11`4" x 10`6"
Bonus Room	Second	10`9" x 12`5"
4pc Bathroom	Basement	12`0" x 9`0"
Bedroom	Basement	13`11" x 9`6"

<b>Kitchen Storage</b>	<b>Basement Basement</b>	<b>13`2" x 14`0" 8`6" x 9`1"</b>	<b>Living Room</b>	<b>Basement</b>	<b>13`2" x 17`2"</b>
Legal/Tax/Financial					

Title: **Fee Simple**  
 Legal Desc: **1121661**

Zoning: **R1S**

Remarks

Pub Rmks: **Welcome to 245 Gravelstone Road, a luxurious custom-built masterpiece in the prestigious Stonecreek neighborhood. This home offers breathtaking views of the Athabasca River and backs onto a tranquil greenbelt with walking trails, creating a serene retreat right at your doorstep. As you step inside, vaulted ceilings and an airy ambiance greet you, setting the stage for the luxurious details throughout. The entryway is thoughtfully designed to keep the main living areas clutter-free, while the open-concept layout seamlessly connects the living spaces, perfect for both relaxation and entertaining. The family room serves as the heart of the home, featuring a stunning fireplace and panoramic views of the greenbelt and river. The modern kitchen is a chef's delight, complete with expansive quartz countertops, high-end stainless steel appliances, including a gas range and wall convection oven/microwave, and a walk-in pantry. A stylish wood feature waterfall eat-up bar provides a functional space for casual dining and flows into the dining area, perfect for hosting gatherings. Step outside to the spacious second-story deck, an ideal spot for outdoor entertaining or simply enjoying the natural surroundings. The main floor also includes a versatile office/den, perfect for a home office or playroom, and a unique three-piece bath, adding both convenience and flexibility. Upstairs, the thoughtful design continues with two well-appointed bedrooms, each featuring deep closets with built-in shelving. A spacious bonus room offers the potential for a fourth bedroom or additional living space. The second level also includes a four-piece bathroom, a separate laundry room with ample storage, and a generous linen closet. The primary bedroom is a private sanctuary, complete with its own balcony offering stunning views. The luxurious ensuite rivals a five-star resort, featuring a floating vanity with dual sinks, accent lighting, a jetted tub, and a beautifully tiled walk-in shower with rain showerheads. A massive walk-in closet with floor-to-ceiling organizers provides ample storage. The fully finished basement adds even more living space and income potential with a well-designed two-bedroom legal suite. This walk-out suite, with private entrances from both the side of the home and the backyard, includes in-floor heating, vinyl plank flooring, separate laundry facilities, and plenty of storage. The white kitchen, with stainless steel appliances and quartz counters, flows into a bright living and dining area. Two large bedrooms, a full bathroom with laundry, and a covered outdoor patio complete this exceptional suite. The exterior is equally impressive, featuring an oversized double attached garage with in-floor heating, floor drains, and epoxy flooring. Stone accents and two-tone siding enhance the curb appeal, making a lasting impression. Additional highlights include a fully fenced backyard with direct access to the greenbelt, central A/C, and proximity to Highway 63 and Stonecreek Plaza.**

Inclusions: **2 fridges, 2 stoves, microwave, 2 dishwashers, 2 washers, 2 dryers, garage door opener with remote, garage heater, central A/C, all existing window coverings,**  
 Property Listed By: **COLDWELL BANKER UNITED**

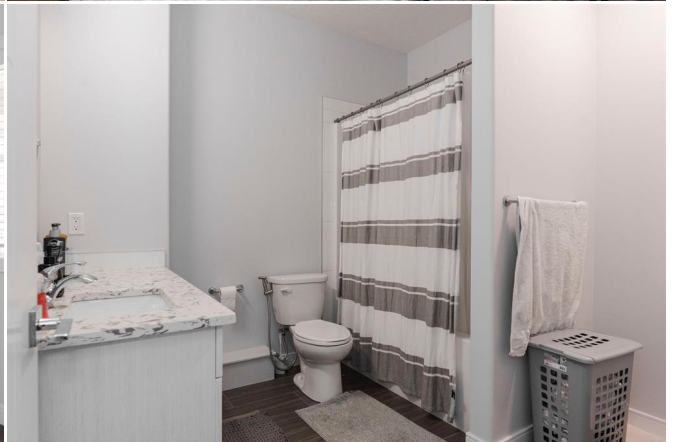
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**

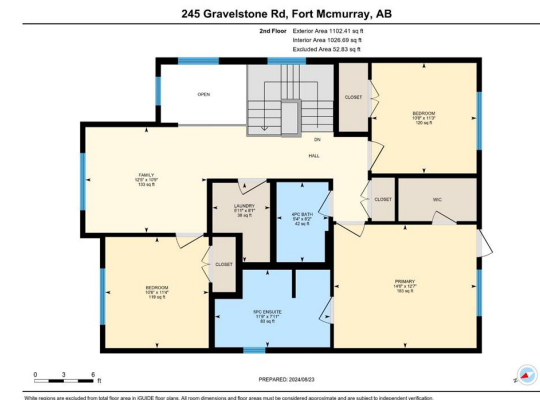
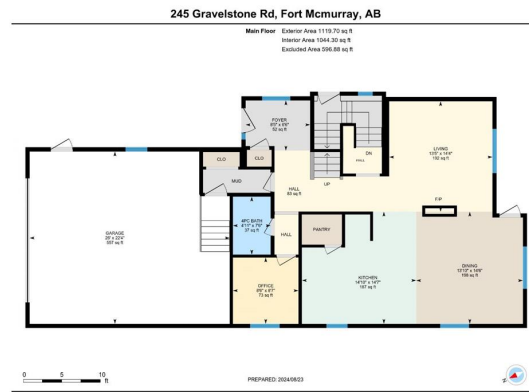
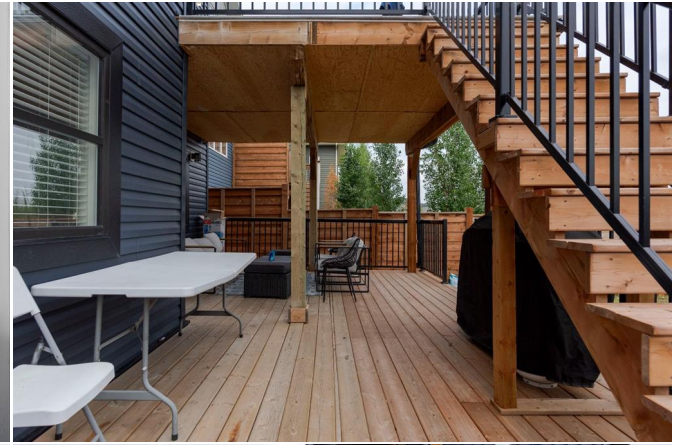
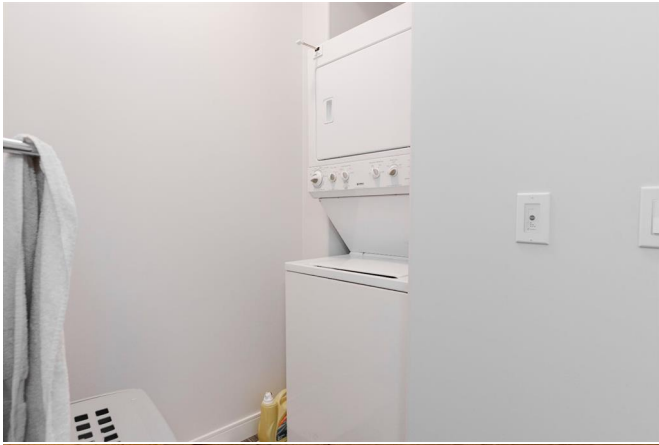












245 Gravelstone Rd, Fort McMurray, AB

Basement (Below Grade) Exterior Area 1037.23 sq ft  
Interior Area 902.28 sq ft



PREPARED: 2024/06/03



While regions are excluded from total floor area in CAD/CDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.