



THE
A-TEAM

**RE/MAX
FIRST**

136 GRAVELSTONE Road, Fort McMurray T9K0W9

MLS®#: **A2164342**

Area: **Stonecreek**

Listing Date: **09/07/24**

List Price: **\$829,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2016**
Lot Information
Lot Sz Ar: **5,642 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,345**
Low Sqft:
Ttl Sqft: **2,345**

DOM

12
Layout
Beds: **5 (4 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond**
Park Feat: **Aggregate,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Quad or More Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction:
See Remarks
Flooring:
Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bonus Room	Second	13`5" x 15`0"
Bedroom	Basement	9`7" x 12`0"
3pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	9`11" x 12`0"
Bedroom - Primary	Second	13`4" x 15`3"
Dining Room	Main	12`7" x 8`0"

Room	Level	Dimensions
Exercise Room	Basement	26`10" x 26`5"
Bedroom	Main	11`8" x 9`3"
4pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Second	9`11" x 12`10"
Great Room	Main	15`1" x 14`8"
Kitchen	Main	12`0" x 14`8"

**Bonus Room
Furnace/Utility Room**

**Second
Basement**

**13`5" x 15`1"
8`3" x 7`9"**

**Laundry
Walk-In Closet**
Legal/Tax/Financial

**Second
Second**

**5`9" x 6`4"
7`5" x 8`2"**

Title:
Fee Simple
Legal Desc:

1121661

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 136 Gravelstone Rd - the ULTIMATE DREAM HOME in sought after Stonecreek Landing Community! This IMPRESSIVE EXECUTIVE Style home has all the LUXURY and Modern amenities at every corner of this sprawling 3328 SF of total living space, built with energy efficient TRIPLE PANE windows in the above two floors! The OPEN CONCEPT Main floor is PERFECT for entertaining friends and family and the SHOWSTOPPER Kitchen is a Chef's delight with built in appliances, GAS STOVE and a huge Island, floor to ceiling white cabinetry, quartz countertops, and modern farmhouse lighting package to create the perfect ambiance. There is lots of storage with pot drawers! Off the dining is an outside space where you can BBQ or sit and relax while taking in the breathtaking views of the Pond and Greenspace and enjoy the surroundings of nature! The inviting main floor has the convenience of a bedroom, which can double as a flex room, and a full bathroom, great for overnight guests or elderly family members. The main floor seamlessly flows into the great room with a beautiful gas fireplace with floor to ceiling stone surround and feature wall, to the kitchen and dining room. Surrounded with crown molding and wainscoting into the dining area. The 2nd floor has the cozy BONUS ROOM is perfect for RELAXATION while overlooking the pond view. The primary bedroom boasts a LUXURIOUS 5 piece SPA style ensuite with MASSIVE CUSTOM SHOWER and separate jetted tub and dual sinks. Enjoy the convenience of laundry near the bedrooms plus two good sized bedrooms. The basement, designed with a SEPARATE HEAT ZONING SYSTEM plus separate entrance is FULLY DEVELOPED with a family room, bedroom and a full bathroom. where you can hang out or transform into a separate rental suite for extra income! BONUS': For those summer months this home comes with 4 TON CENTRAL AC and for those winter months A cozy gas fireplace and the attached 4 CAR TANDEM DREAM GARAGE is HEATED with room for all your toys! The upgraded exposed AGGREGATE DRIVEWAY affords triple car parking and is HUGE! Are you looking for a great location close to schools, shopping, bus route and in an upscale neighborhood? Then look no further, Stonecreek is one of the newer neighborhoods of Fort McMurray, and is located in Northern Alberta. CALL NOW TO VIEW and MAKE THIS YOUR HOME TODAY! DON'T MISS OUT!

Inclusions:
Property Listed By:

**fridge, stove, microwave, dishwasher, washer/dryer, all window blinds, central a/c, heater in garage, garage door opener
RE/MAX FORT MCMURRAY**

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













