



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 GRAVELSTONE Way, Fort McMurray T9K0S8**

MLS®#: **A2164504**

Area: **Stonecreek**

Listing Date: **09/13/24**

List Price: **\$639,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2010**  
Lot Information  
Lot Sz Ar: **4,851 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,383**  
Low Sqft:  
Ttl Sqft: **2,383**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **See Remarks**  
Int Feat: **Breakfast Bar,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Jetted Tub,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 19`3"	Dining Room	Main	9`11" x 5`11"
Kitchen	Main	17`10" x 15`4"	2pc Bathroom	Main	5`5" x 5`9"
Laundry	Main	10`6" x 13`0"	Foyer	Main	9`0" x 6`0"
Bedroom - Primary	Upper	19`8" x 15`4"	5pc Ensuite bath	Upper	10`9" x 14`2"
Walk-In Closet	Upper	10`9" x 6`9"	Bedroom	Upper	10`4" x 13`0"
Bedroom	Upper	10`7" x 10`8"	Den	Upper	8`9" x 17`10"
Living Room	Lower	29`7" x 19`1"	Kitchen With Eating Area	Lower	10`6" x 8`3"

**Bedroom**  
**4pc Bathroom**

**Lower**  
**Upper**

**8`9" x 9`3"**  
**10`6" x 4`9"**

**4pc Bathroom**

**Lower**

**13`6" x 5`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0828922**

Zoning:  
**R1S**

Remarks

Pub Rmks: **Welcome to 133 Gravelstone Way, a stunning 2-storey home located in the desirable community of Stonecreek, just steps away from local amenities. Offering over 2,300 square feet of living space with no direct rear neighbours and scenic river valley views, this home combines comfort, and convenience. Step inside to a spacious front foyer with double closets and be greeted by an open-concept main floor. The bright kitchen boasts ample counter space, granite countertops, a breakfast bar, walk-in pantry, + kick sweep for your central vac! Access to your large deck with a natural gas BBQ hook-up just a step out of your dining area. The living room features hardwood floors, a cozy stone natural gas fireplace, and large windows that fill the space with natural light. A half bathroom and a spacious laundry room with ample cabinetry for storage, folding, & the perfect drop station before heading into the heated garage! The heated garage offers epoxy finished floor, garage cabinetry, & tall ceiling. Upstairs, you'll find 3 spacious bedrooms, plus a den or 4th bedroom! The primary suite is a true retreat with its own natural gas fireplace, newly shiplap finished ceiling + a spa 5-piece ensuite complete with a jetted tub, dual sinks, not shortage of storage + an expansive walk-in closet. The upper floor also includes a 4-piece bathroom and additional linen storage. The fully finished walk-out basement serves as an in-law suite/nanny, offering a full kitchen, large windows, 1 bedroom, & a 4-piece bathroom. Also equipped with second set of laundry & separate entryway! Upgrades include a new Hot Water on Demand system (2024), central air conditioning, and a central vacuum system. + Fresh paint & fixtures showcase this homes lovely appeal perfectly. This home is perfect for families looking for both style and functionality in a prime location. Book your tour today!**

Inclusions: **Window Coverings, Remote wall lights, shelving in bathroom, TV mounting bracket, + TV in the living room, Refrigerator, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Central Vac + attachments, Garage cabinets, Garage heater, Garage over head opener + remote, Air Conditioner, Shed. Basement appliances: Refrigerator, Stove, OTR Microwave, Dishwasher, Washer, & Dryer.**

Property Listed By: **COLDWELL BANKER UNITED**

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













