



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**276 GRAVELSTONE Road, Fort McMurray T9K0X2**

MLS®#: **A2166409**

Area: **Stonecreek**

Listing Date: **09/19/24**

List Price: **\$625,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **4,611 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,899**  
 Low Sqft:  
 Ttl Sqft: **1,899**

DOM

**28**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Flood Plain,Front Yard,Lawn,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace Insert,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`1"	Dining Room	Main	11`9" x 8`0"
Kitchen	Main	11`9" x 12`11"	Laundry	Main	9`2" x 11`6"
Living Room	Main	13`4" x 15`10"	4pc Bathroom	Second	9`0" x 5`0"
5pc Ensuite bath	Second	8`9" x 12`2"	Bedroom	Second	12`6" x 15`1"
Bedroom	Second	9`0" x 10`9"	Family Room	Second	19`0" x 16`0"
Bedroom - Primary	Second	12`3" x 14`6"	4pc Bathroom	Basement	9`0" x 5`1"
Bedroom	Basement	9`0" x 13`10"	Office	Basement	8`1" x 5`9"

Game Room

Basement

14' 7" x 15' 5"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

9' 0" x 5' 1"

Title:  
**Fee Simple**  
Legal Desc:

**1121661**

Zoning:  
**R1S**

Remarks

Pub Rmks: **Welcome to 276 Gravelstone Road, a beautiful 4-bedroom, 3.5-bathroom Rochelle home located in the highly sought-after Stone Creek neighborhood. With its striking stone fireplace, impeccable interior design, and bonus room above the double-car garage, this home offers a blend of luxury and comfort, all while enjoying stunning views of the River Valley. Step inside to a spacious entryway and be greeted by a modern open-concept floor plan. The living room is anchored by a gorgeous feature fireplace, providing a cozy ambiance. The kitchen is a chef's dream, featuring a large eat-up island, plenty of storage, ample counter space, and a stunning glass tile backsplash. The adjacent dining area overlooks the backyard, complete with a relaxing hot tub, perfect for outdoor entertaining. A 2-piece bathroom and a convenient laundry/mud room complete the main floor. Upstairs, you'll find an impressive bonus room with vaulted ceilings, a second gas fireplace, and breathtaking views of the valley. The master suite is a retreat in itself, boasting a walk-in closet and a luxurious 5-piece ensuite with his and her sinks, a jetted tub, and a stand-up shower. Two additional bedrooms and a full bathroom complete the upper level. The fully finished lower level offers the perfect space for entertainment, featuring a spacious family room with a bar, projector TV, and a large screen for movie nights. Additionally, there's a soundproof recording booth, a 4th bedroom, and a 3-piece bathroom, providing space and privacy for guests or family. This home comes equipped with central A/C, custom Hunter Douglas blinds, and all appliances included, making it move-in ready. With incredible attention to detail inside and out, and a prime location in Stone Creek, 276 Gravelstone Road is the perfect place to call home. Don't miss out—schedule your showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX FORT MCMURRAY**

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









