



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**172 GRAVELSTONE Way, Fort McMurray T9K0S9**

MLS® #: **A2175298**      Area: **Stonecreek**      Listing Date: **10/28/24**      List Price: **\$899,900**  
 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: **13,765 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,448**  
 Low Sqft:  
 Ttl Sqft: **2,448**

DOM

**94**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Greenbelt,No Neighbours Behind,Landscaped,See Remarks,Treed**

Park Feat:

**Double Garage Attached,Double Garage Detached,Driveway,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **No Animal Home,No Smoking Home,Sump Pump(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`6" x 14`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`7" x 15`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 14`6"</b>
<b>Office</b>	<b>Main</b>	<b>11`1" x 10`3"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`9" x 10`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 6`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`1" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>22`2" x 23`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>22`3" x 21`4"</b>

5pc Ensuite bath  
Bedroom

Second  
Second

8`8" x 12`1"  
11`8" x 11`1"

Bedroom

Second

13`4" x 17`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0828922**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**2 GARAGES (ATTACHED AND DETACHED)! OVER 13,000 SQ/FT LOT! Welcome to 172 Gravelstone Way. This 2448 Sq/ft two story home is ready to provide you with the additional space you have been looking for. The Main floor features a spacious Great Room w/ gas fireplace, large main floor den/office with speakers in ceiling, huge kitchen w/ island, walk through pantry, maple cabinets & granite countertops. The main floor also offers a 2 pce bathroom, and a large mud room off the attached garage that comes with loads of cabinetry and a main floor laundry set up. The top floor boasts a gigantic primary bedroom which features an extended retreat area that looks over your massive back yard, a five pce ensuite (two sinks, jetted tub & separate stand up shower) along with a MUST SEE WALK -IN CLOSET. On the second level you will also find two additional spare bedrooms and a 4 PCE bathroom. The finished in-floor heated basement offers bedrooms 4 and 5, an additional 4 PCE bathroom, storage, rough in for a wet bar, a second washer/dryer, and a huge rec room which has speakers in the ceiling and walls, and is already set up for a projector and screen. This home comes with an epoxied 25ft X 23 ft attached garage with IN-FLOOR HEAT with two overheads door, two man doors, and a high ceiling. Outside the huge back deck is completely tiled and comes with a large hot tub which offers a view of the completely fenced landscaped yard that boasts a fire pit area, and a SECOND GARAGE (29ft X 11ft) that comes with and overhead door. The side gate of yard offers small vehicle access to the back yard and detached garage. Additional features include recently painted, hot water on demand, water softener, central air, stamped concrete driveway and, exterior Heli Lights installed. Call now for your personal showing.**

Inclusions:  
Property Listed By:

**Fridge, stove, dishwasher, microwave, washer/dryer, A/C unit, hot tub, basement dryer, ROYAL LEPAGE BENCHMARK**

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













