



THE
A-TEAM

**RE/MAX
FIRST**

292 GRAVELSTONE Road, Fort McMurray T9K 1T3

MLS®#: **A2189506**

Area: **Stonecreek**

Listing Date: **01/24/25**

List Price: **\$750,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2011**

Finished Floor Area
Abv Sqft: **2,389**
Low Sqft:
Ttl Sqft: **2,389**

DOM

6
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,298 sqft**
Lot Shape:

Parking

Ttl Park: **7**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,City Lot,Lawn,Irregular Lot,Reverse Pie Shaped Lot,Landscaped,Street Lighting,Underground Sprinklers,Other,See Remarks**
Park Feat: **Aggregate,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Multiple Driveways,Other,Plug-In,RV Access/Parking,See Remarks,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dog Run,Garden,Other,RV Hookup,Storage**

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

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Washer/Dryer**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,See Remarks,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Office	Main	10`9" x 8`11"
Laundry	Main	7`2" x 8`11"
Dining Room	Main	10`11" x 9`11"
Bedroom - Primary	Second	14`0" x 18`0"
Walk-In Closet	Second	9`1" x 9`6"
Bedroom	Second	13`3" x 11`2"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`8"
Kitchen	Main	13`6" x 11`6"
Living Room	Main	15`7" x 13`9"
5pc Ensuite bath	Second	14`8" x 16`9"
4pc Bathroom	Second	11`8" x 9`2"
Bedroom	Second	13`3" x 12`11"

Family Room	Second	15`5" x 14`0"	Game Room	Basement	15`1" x 13`3"
Kitchen	Basement	10`4" x 9`8"	Bedroom	Basement	12`7" x 8`5"
Bedroom	Basement	11`2" x 8`5"	3pc Bathroom	Basement	7`4" x 8`3"
Furnace/Utility Room	Basement	10`10" x 8`7"			

Legal/Tax/Financial

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

Zoning: **R1S**

Remarks

Pub Rmks: **Looking for a spacious family home w/ a heated triple garage, RV parking, bonus room, main-level office, and a 2-bedroom legal suite? This 2011 Timberwolf custom-built gem in Stonecreek has it all! Across from serene trails, the home was repainted in 2023 in inviting neutral tones. The main level office will immediately have you motivated for productivity with tasteful white cabinetry and warm wood built-ins (2019). The Kitchen features stunning wood, shaker-style cabinetry, w/ granite countertops, tiled white backsplash (2024), and a stainless steel appliance package, including a gas stove and beverage fridge. You will notice there is a charming barnwood hoodfan, along w/ other barnwood notes throughout the home in the living room and family room upstairs. These treasured pieces have been collected from the family barn to add a sense of warmth and nostalgia to the home. Beautiful pendant lighting and the overhead lighting in the adjacent dining space have been updated in 2024. The living room is open concept and features a beautiful gas fireplace w/ stone surround, custom built-ins, and solid beams installed from the family barn in 2018. The updated full-size laundry room with shiplap feature wall, and industrial shelving (2022) offers convenience on the main level. The TRIPLE ATTACHED GARAGE features in-floor heating, epoxy floors (2019), Metal Cabinetry, work bench (2020), floor drain, utility sink, and a screen on the third bay so you can let the fresh air flow in our warm summer months. Upstairs you are greeted with a spacious bonus room with custom built-ins and more wood accents from the family barn. The home features a CONTROL-4 System with 8 zones of speakers roughed-in and 4 zones currently active (2 theatre-style speakers, 1 outside, and 1 in garage). The secondary bedrooms are a fantastic size and each feature beautiful wainscotting and a walk-in closet. The main 4 piece bathroom is thoughtfully planned with both a sink and separate vanity area for getting ready. The primary bedroom is an oasis w/ vaulted ceilings and stunning views of the river valley; the oversized walk-in shower features multiple shower heads and custom tile work. There is a large jetted tub for relaxing baths and a vanity with double sinks. The ensuite also is home to the large walk-in closet with custom built-ins. The basement features a 2 bedroom legal suite that is turn-key, fully-furnished, w/ 9ft ceilings. Outside features a sprinkler system in front and back, updated composite deck (2019), dog run w/ astro turf, large side yard with a serene patio area and shed. Aside from the large aggregate driveway, there is a separate parking stall on gravel with a plug-in; perfect for RV, Trailer, Or private tenant parking. The front and back windows offer a protective tint and all upper bedrooms have blackout blinds. Enjoy the comfort of CENTRAL AC, Central Vac + attachments, and a new hot water tank. A stunning home, inside and out! Too many features to list, book your showing today!!!**

Inclusions: **Upstairs: Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, Central Vac + Attachments, Garage Upper Metal Shelving + Metal Table, Screen for Third Garage Bay Door, Shed, Built-In Speakers & Control 4 Media System, Central AC; Basement Suite: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Basement Furnishings (including kitchen utensils, etc.) Included as-is; where-is.**

Property Listed By: **EXP REALTY**

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











