



THE
A-TEAM

**RE/MAX
FIRST**

188 GRAVELSTONE Road, Fort McMurray T9K 0W9

MLS®#: **A2204786**

Area: **Stonecreek**

Listing Date: **03/22/25**

List Price: **\$685,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Finished Floor Area

Year Built:

2014

Abv Sqft:

2,214

Lot Information

Lot Sz Ar:

5,173 sqft

Low Sqft:

Ttl Sqft:

2,214

Lot Shape:

DOM

9

Layout

Beds:

4 (4)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1121661

Zoning:
R1S

Remarks

Pub Rmks: **TRIPLE CAR GARAGE! 4 BEDROOM ALL ON SECOND FLOOR! BACKING ONTO STORM POND! Welcome to 188 Gravelstone Road. On the main floor you are first welcomed by a spacious foyer which leads you to the open concept kitchen -dining- living room layout. The kitchen offers granite counter tops, ample cabinet space, and comes with a corner pantry. The kitchen looks onto the tiled surround fireplace that accents the large living room nicely. The dining nook is sure to fit the entire family and gives you access through a garden door to the back deck where you overlook a completely fenced SOUTH FACING back yard which over looks a storm pond. Also on the main floor you will find a laundry room with sink, a half bathroom, and of course access to the TRIPLE CAR heated garage. The 2nd level offers 4 BEDROOMS which includes the ever so spacious primary bedroom that has a large walk in closet, and a 5 PCE bathroom boasting a corner jettted tub, and stand up shower. The second floor also offers three spacious spare bedrooms and an additional 4 PCE bathroom. The basement is unfinished but has a SEPARATE ENTRANCE and a second furnace installed for a potential legal suite. Located near parks, ODR, schools, and all amenities call now to book your personal showing. Home is being sold As Is Where is with no warranty or representations.**

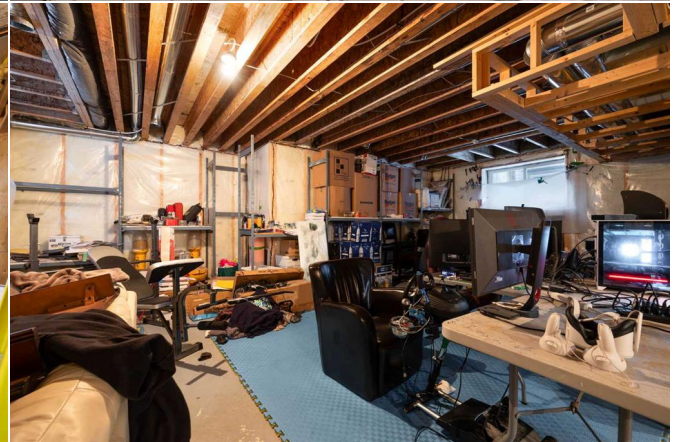
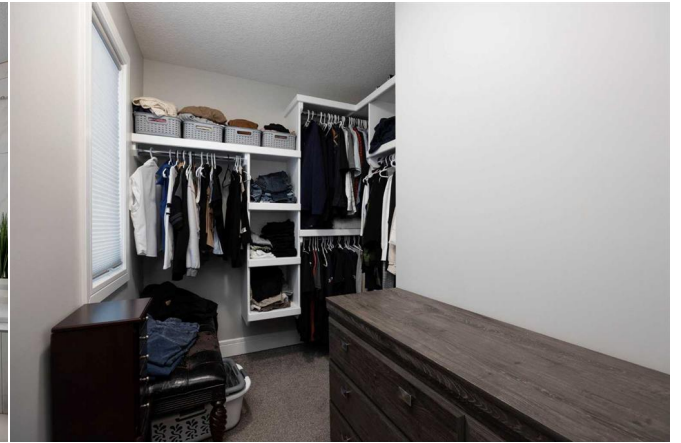
Inclusions:
Property Listed By: **As is where is
ROYAL LEPAGE BENCHMARK**

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













188 Gravelstone Rd, Fort McMurray, AB

Main Building: Total Exterior Area Above Grade: 2714.09 sq. ft.



Main Floor
 Exterior Area: 1585.73 sq. ft.

2nd Floor
 Exterior Area: 124.36 sq. ft.

Basement (Below Grade)
 Exterior Area: 523.97 sq. ft.

PREPARED: 2020/02/27
 EBGUIDE

When figures are included from third party sources or JUDGE Real Estate, all room dimensions and floor areas must be considered approximate and are subject to independent verification.