



THE
A-TEAM

**RE/MAX
FIRST**

124 GRAVELSTONE Way, Fort McMurray T9K 0S8

MLS®#: **A2207126**

Area: **Stonecreek**

Listing Date: **04/04/25**

List Price: **\$599,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2010**
Lot Information
Lot Sz Ar: **5,662 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,650**
Low Sqft:
Ttl Sqft: **1,650**

DOM

36
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey, Acreage with Residence**

Parking

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

Access:

Lot Feat: **Back Yard, Backs on to Park/Green Space, Few Trees, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot**

Park Feat: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **See Remarks**
Int Feat: **Bathroom Rough-in, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	23`3" x 9`7"
Foyer	Main	26`10" x 24`7"
Living Room	Main	39`1" x 43`6"
4pc Bathroom	Second	32`10" x 16`5"
Bedroom	Second	44`0" x 39`8"
Bonus Room	Second	36`8" x 31`9"
Bedroom	Basement	35`3" x 40`9"
Storage	Basement	16`5" x 26`6"

Room	Level	Dimensions
Dining Room	Main	43`3" x 29`0"
Kitchen	Main	43`3" x 32`10"
Mud Room	Main	29`0" x 21`7"
4pc Ensuite bath	Second	32`10" x 16`2"
Bedroom	Second	36`11" x 39`4"
Bedroom - Primary	Second	44`3" x 42`1"
Game Room	Basement	41`7" x 81`2"
Furnace/Utility Room	Basement	35`3" x 33`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0828922

Remarks

Pub Rmks:

124 Gravelstone Way - A Fully Finished Family Home with a Spacious Backyard! This beautifully updated two-storey home stands out with its stunning greenbelt views, expansive backyard, and evident pride of ownership. Step inside to a bright and welcoming foyer that leads into an open-concept main floor, designed for both comfort and entertaining. The kitchen features a walk-through pantry, stainless steel appliances including a gas stove, and a center island with an eat-up bar, all seamlessly connecting to the living and dining area. Large windows at the back of the home bring in an abundance of natural light and highlight the brand-new deck (2024), a spacious concrete patio for entertaining, and a fully fenced backyard that backs onto a dedicated greenbelt—offering privacy and space to unwind. The yard is beautifully landscaped with a walkway leading to a cozy sitting area, perfect for a firepit or outdoor retreat. With a west-facing backyard, you get to end each day with a dose of sunshine. Whether it's sipping a drink on the patio or watching the sky change colors, this is your front-row seat to every sunset. Upstairs, the generous primary suite boasts a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom provide plenty of space for family or guests. A bonus room adds flexibility, making it ideal for a media room, play space, or home office. The convenience of second-floor laundry enhances the home's thoughtful design. The newly developed basement expands the living space even further, featuring a large rec room and an additional bedroom. RECENT UPDATES ensure this home is move-in ready, including a new fridge, microwave and gas oven (2018), new LVP flooring and carpet (2019), a new dishwasher and washer/dryer (2020), a new hot water tank (2022), and a gas line added for the stove and BBQ. With a double attached garage, central A/C, and a prime location within walking distance to Stone Creek Village, this home offers the perfect balance of modern living and unbeatable convenience. Don't miss your chance to own this beautifully maintained and updated home—schedule your showing today!

Inclusions:

Fridge, Stove, Dishwasher, Over the range microwave, Washer, Dryer, Garage Door Opener with 2 remotes, Garage Heater, Central A/C, Built in garage shelving, shed

Property Listed By:

COLDWELL BANKER UNITED

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









