



THE
A-TEAM

**RE/MAX
FIRST**

124 GRAVELSTONE Way, Fort McMurray T9K 0S8

MLS® #: **A2224561**

Area: **Stonecreek**

Listing Date: **05/26/25**

List Price: **\$584,900**

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:

5,662 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,650

Low Sqft:

Ttl Sqft:

1,650

DOM

3

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

Room
Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

0828922

Zoning:

R1S

Remarks

Pub Rmks:

124 Gravelstone Way - Fully Finished and Backing Greenbelt! Welcome to this beautifully maintained two-storey home located in the heart of Stonecreek, offering a rare combination of greenbelt views, a spacious backyard, and thoughtful updates throughout. From the moment you enter, you're greeted by a bright and

welcoming foyer that flows into an open-concept main floor perfect for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances, including a gas stove, large WALK-THROUGH PANTRY, center island with an eat-up bar, and ample counter space. It opens seamlessly into the dining and living areas, all bathed in natural light from the large rear-facing windows. Step outside to enjoy the brand-new deck (2024), a concrete patio, and a beautifully landscaped, fully fenced backyard that backs directly onto a dedicated greenbelt. A stone walkway leads to a cozy sitting area ideal for a firepit or quiet evening retreat. With a west-facing yard, you'll enjoy sunshine throughout the day and front-row seats to stunning sunsets each night. Upstairs, the spacious primary suite includes a walk-in closet and a private ensuite. Two additional bedrooms, a full bathroom, and a BONUS ROOM ideal for a home office, media room, or play space complete the upper level. Convenient SECOND FLOOR LAUNDDRY adds to the smart layout. The newly developed basement offers even more living space with a large rec room and a fourth bedroom, making it great for guests or family hangouts. This home is move-in ready, thanks to a LONG LIST OF UPDATES: new fridge, microwave, and gas stove (2018); LVP flooring and carpet (2019); dishwasher and washer/dryer (2020); hot water tank (2022); and a gas line for the stove and BBQ. Additional features include a double attached heated garage, central A/C, and a prime location within walking distance to Stone Creek Village, schools, trails, and more. Don't miss your chance to own this lovingly cared for and well-appointed home in one of Fort McMurray's most sought-after communities. Book your private tour 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









