



THE
A-TEAM

**RE/MAX
FIRST**

121 GRAVELSTONE Way, Fort McMurray T9K 0S8

MLS® #: **A2233434**

Area: **Stonecreek**

Listing Date: **06/20/25**

List Price: **\$675,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2009**
Lot Information
Lot Sz Ar: **4,853 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,102**
Low Sqft:
Ttl Sqft: **2,102**

DOM

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

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,No Neighbours Behind**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Make-up Air,Floor Furnace,Space Heater**
Sewer:
Ext Feat: **Balcony**

Construction:
See Remarks
Flooring:
Ceramic Tile,Hardwood,Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **Bidet,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"
Great Room	Main	17`0" x 21`6"
Dining Room	Main	8`6" x 13`3"
Family Room	Main	10`1" x 19`3"
Laundry	Main	12`10" x 6`6"
Bedroom	Second	10`0" x 9`1"

Room	Level	Dimensions
4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Foyer	Main	14`3" x 6`10"
Kitchen	Main	10`4" x 13`3"
Nook	Second	0`0" x 0`0"
Laundry	Basement	0`0" x 0`0"
Bedroom	Second	13`9" x 11`0"

Bedroom	Basement	12`8" x 10`1"	Bedroom	Basement	17`8" x 16`0"
Living/Dining Room Combination	Basement	20`2" x 18`4"	Kitchen	Basement	12`9" x 8`9"
Bedroom - Primary	Second	11`1" x 15`3"	Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R1S
Legal Desc:	0828922
Remarks	

Pub Rmks:	<p>A Luxurious Family Oasis Awaits You!** Step into a world of elegance and comfort with this custom-designed two-storey home, where luxury meets functionality. This is not just a house; it's a sanctuary tailored for modern living, perfect for families and executives alike. Your dream home is waiting for you—don't let this opportunity sail by! As you enter the main floor, you'll be welcomed by soaring ceilings that create an immediate sense of grandeur. The expansive great room is designed for both relaxation and entertainment, seamlessly flowing into a sophisticated dining area and an impressive kitchen. This chef's paradise boasts a generous island, a spacious pantry, and an abundance of cabinetry, making it a delight to prepare sumptuous meals for family gatherings or to entertain friends. Wander down the hallway to discover a versatile flex room, an ideal space for children to unwind, tackle homework, or enjoy family movie nights. The inviting atmosphere of this home makes every moment spent inside feel special. Ascend the beautifully crafted staircase to the second floor, where a cozy bonus nook awaits—perfect for curling up with a good book or strumming a guitar. Here, you will find three generous-sized bedrooms, each featuring walk-in closets and ample space for homework desks, ensuring that every family member has their own retreat. The primary bedroom is a luxurious escape, designed for the King and Queen of the home. Complete with a walk-in closet and a lavish four-piece ensuite bathroom featuring both a separate tub and shower, this suite offers a tranquil haven to unwind at the end of the day. Throughout the main and upper floors, the absence of carpet enhances the home's modern aesthetic. Elegant tiles grace the bathrooms, while stunning hardwood flooring flows through the living spaces, including the staircase leading to the remarkable walk-out basement suite. Downstairs, you will discover a massive family room, perfect for entertaining or simply enjoying family time. The full kitchen and laundry facilities, along with a full bathroom and two spacious bedrooms, make this area ideal for guests or as a rental opportunity. The walk-out entrance leads to a charming patio, seamlessly blending indoor and outdoor living, while the serene yard—surrounded by a lush canopy of trees—offers a private escape from the bustle of daily life. This home truly ticks all the boxes, combining luxury with practical living and creating an atmosphere of peace and sophistication. With its unique features and prime location, this property is sure to impress. Don't miss out on this fantastic opportunity to make this exquisite house your home. Call now to schedule your private tour and start your journey toward luxury living today!</p>
Inclusions:	fridge x 2, dishwasher x 2, stove x 2, microwave x 2, washer/dryer x 2, wine fridge in living room, all window blinds, garage door opener ,
Property Listed By:	RE/MAX Connect

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











