



THE
A-TEAM

RE/MAX
FIRST

136 GRAVELSTONE Way, Fort McMurray T9K 0S8

MLS® #: **A2237632**

Area: **Stonecreek**

Listing Date: **07/08/25**

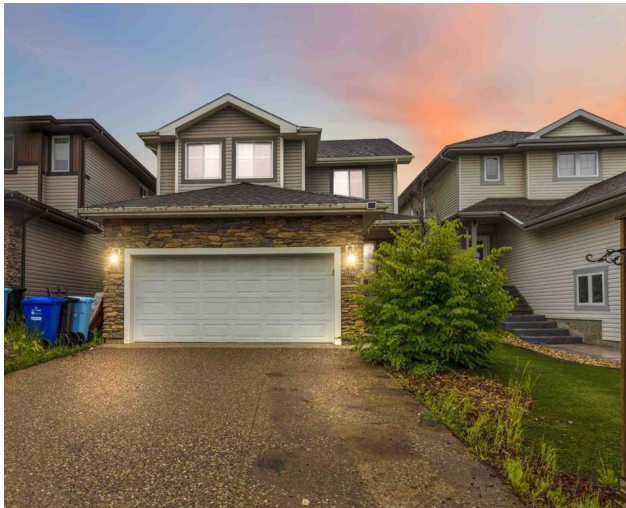
List Price: **\$574,888**

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: **5,996 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,948**
Low Sqft:
Ttl Sqft: **1,948**

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: **Back Yard,Backs on to Park/Green Space,Front Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Private,Treed**
Park Feat: **Double Garage Attached,Driveway,Heated Garage,Insulated,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`11" x 3`0"
4pc Ensuite bath	Upper	11`8" x 8`0"
Bedroom	Upper	12`9" x 9`10"
4pc Bathroom	Basement	8`3" x 4`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Upper	9`1" x 5`0"
Bedroom	Upper	12`9" x 11`6"
Bedroom - Primary	Upper	14`11" x 13`2"
Bedroom	Basement	13`8" x 12`6"

Bedroom	Basement	11`5" x 11`6"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	0828922	Zoning: R1S	Remarks
Pub Rmks:	BONUS ROOM, JUST UNDER A 6000 SQ FT LOT BACKING GREENSPACE, SEPARATE ENTRANCE, UPDATED VINYL PLANK FLOORS, AND A RENOVATED BASEMENT AND MAIN FLOOR OFFICE. Ready for immediate possession 136 Gravelstone Way, located in the heart of Stone Creek, only a block away from Stoney Creek Plaza with shopping, restaurants, and more. This fully developed home offers ample space with over 2,800 square feet of living space. The main and upper level have 1950 sq ft that offers a spacious main level featuring a bright front office/den, LVP flooring, and open-concept living area with a generous-sized kitchen with a large island, eat-up breakfast bar, walk-through pantry, loads of cabinets, and countertop space. Your great room features a gas fireplace, a bank of windows all overlooking your yard and green space views. Plus, there is a large dining room with sliding garden doors leading to your oversized deck. The main level is complete with a main floor laundry and direct access to your attached garage. The upper level offers a Bonus Family room, and 3 great-sized bedrooms. The Primary bedroom features a walk-in closet and full ensuite with a large soaker tub, stand-up shower, and oversized vanity. The lower level was renovated in 2020 and offers a kitchen, living room, 4th and 5th bedrooms, full bathroom, and in-suite laundry. This space has been a mortgage helper and currently has a long-time tenant who has been there for 5 years, paying \$1200.00 a month and is willing to stay. The exterior of the home has an attached heated double garage with high ceilings. Plus, you have a huge landscaped and fenced yard with an oversized two-tiered deck featuring a built-in hot tub that features a privacy fence around it. Added features are central a/c, large shed, and the home has been painted with bright neutral colors 50% of the appliances have been updated, basement has its own heating system operated by smart thermostat. Call today for your private tour.		
Inclusions:	2 fridges, 2 stoves, dishwasher, 2 washers, 2 dryers, 2 microwaves, living room sectional and dining room table, shed garage heater. Basement furnishings: 2 bed frames, sofa, dining table, hot tub		
Property Listed By:	COLDWELL BANKER UNITED		

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



