

**124 Gravelstone Way
Fort McMurray, Alberta****MLS # A2207126****\$609,900**

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,650 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Greenbelt, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Storage		

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

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!