

**124 Gravelstone Way  
Fort McMurray, Alberta**

**MLS # A2224561**



**\$584,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &ndash; 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!