

105 Gravelstone Road  
Fort McMurray, Alberta

MLS # A2229055



**\$699,888**

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, RV Access/		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Greenbelt		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, central a/c, garage heater

SPACIOUS 2 STOREY HOME WITH JUST UNDER 3000 SQ FT OF LIVING SPACE, 5 BEDROOMS 4 BATHROOMS, BACKING THE GREENBELT AND SITUATED ON A 7200+ SQ FT LOT, PLUS A BONUS ROOM, GRANITE COUNTER TOPS AND MORE! Introducing 105 Gravel stone Road the home that checks off all the boxes for a perfect family home. Located on Stone creeks most desirable streets with one of the largest yards on the block. The exterior of this home features a fully landscaped and fenced yard with a huge 2 tiered deck that overlooks, your beautiful yard, and greenbelt and offers direct gated access to the groomed trail system. Step into a large front foyer where you are immediately greeted by the greenbelt views from the bank of windows at the bank of the home. The foyer offers a large coat walk in closet The main level offers a open concept living area where you will enjoy entertaining your family and friends. This space offers 9ft ceilings with pot lights, hardwood floors in the great room and a gas fireplace. The spacious kitchen features a large island, eat up break fast bar, granite counter tops, large corner pantry, and new stainless steel fridge in 2024. The kitchen over looks the dining room that features gardens doors leading to your yard and deck. This main level is complete with large mudroom with direct access to your attached heated garage. The upper level is the perfect layout for families. The large bonus room separates the generous sized bedrooms all with Luxury vinyl plank flooring. This upper level has the continued 9ft ceilings. There 3 bedrooms, all bedrooms offer walk in closets, large windows so this upper level is filled with loads of natural light. The Primary bedroom has greenbelt views, a full ensuite with tile floors and granite counter tops. To complete this excellent design you have a upper level laundry room. The lower level of this home

features a separate entrance to the basement to give you the option to create a mortgage helper if wanted. Currently is fully finished with a large rec room, with vinyl plank, 9 ft ceilings, pot lights, 2 large bedrooms and a full bathroom, all finished with modern finishings. Other features of this family home include central a/c, and a ton of storage space. This prime location in Stone creek is in walking distance to Stoney creek plaza, close proximity to site and city bus stops and more. Call today for your personal tour.