Al Beatty

GRASSROOTS REALTY GROUP – GRANDE PRAIRIE

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188 Gravelstone Road
Fort McMurray, Alberta

MLS # A2204786

$685,000

Division:	Stonecreek
Type:	Residential/House
Style:	2 Storey

Size:	2,214 sq.ft.	**Age:**	2014 (11 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Triple Garage Attached
Lot Size:	0.12 Acre
Lot Feat:	Back Yard

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, See Remarks, Unfinished	**LLD:**	-
Exterior:	Concrete	**Zoning:**	R1S
Foundation:	Poured Concrete	**Utilities:**	-

Features: Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: As is where is

TRIPLE CAR GARAGE! 4 BEDROOM ALL ON SECOND FLOOR! BACKING ONTO STORM POND! Welcome to 188 Gravelstone Road. On the main floor you are first welcomed by a spacious foyer which leads you to the open concept kitchen -dining- living room layout. The kitchen offers granite counter tops, ample cabinet space, and comes with a corner pantry. The kitchen looks onto the tiled surround fireplace that accents the large living room nicely. The dining nook is sure to fit the entire family and gives you access through a garden door to the back deck where you overlook a completely fenced SOUTH FACING back yard which over looks a storm pond. Also on the main floor you will find a laundry room with sink, a half bathroom, and of course access to the TRIPLE CAR heated garage. The 2nd level offers 4 BEDROOMS which includes the ever so spacious primary bedroom that has a large walk in closet, and a 5 PCE bathroom boasting a corner jetted tub, and stand up shower. The second floor also offers three spacious spare bedrooms and an additional 4 PCE bathroom. The basement is unfinished but has a SEPARATE ENTRANCE and a second furnace installed for a potential legal suite. Located near parks, ODR, schools, and all amenities call now to book your personal showing. Home is being sold As Is Where is with no warranty or representations.