



**156 Gravelstone Way
Fort McMurray, Alberta**

MLS # A2312131



\$659,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge (2) Stove, dishwasher, microwave, washer and dryer(2), window covering, garage door opener, A/C

Location! Layout! Style! Function! Quality! This home has it all! This gorgeous 2 story home has over 1950 sqft of living space, plus a fully developed basement with bedroom, 4 pc bathroom, living space with kitchenette, and separate laundry. The quality of finishes in this home shine through on the main floor. The kitchen has granite counters, a big kitchen island, tons of cabinets, a walk through pantry for all your small appliances, and flows into the open floor plan of dining room and spacious living room with cozy gas fireplace. The main floor also has an office with french doors for those at home work days. A 2 pc bathroom, and laundry room complete the main level. Upstairs has one of the best layouts I have seen! On your left is the large primary bedroom with beautiful 4 pc ensuite and walk in closet. To your right, is a bonus living space for whatever suits your family's needs, and leads to the two additional bedrooms and another 4pc bathroom. The bonus room also has views of the river! The side separate entrance to the basement allows for endless possibilities... inlaw or nanny suite, small home business, or just extra family space! The attached double heated garage is a must in the winter and leads to the walk through pantry great for grocery bag drops. Let's talk about the huge private backyard! Step out onto your low maintenance composite deck, listen to the birds chirping in the trees and sit back and enjoy a private yard with walking trails behind you.

This fantastic property is located mins from shopping, banks, medical offices, restaurants, schools and so much more! This really is a quality built home in an awesome location. Do not miss out, and call to view today!