



**205 Gravelstone Way  
Fort McMurray, Alberta**

**MLS # A2325636**



**\$669,900**

<b>Division:</b>	Stonecreek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,941 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge x 2, stove, dishwasher, washer, dryer, all window blinds,

FANTASTIC PROPERTY LOCATED IN PREMIER NEIGHBORHOOD OF STONECREEK! Fully developed 5 bedroom, 3.5 bathroom 2 storey home has space to roam. The Cherrywood Martin is the perfect floor plan for the family savvy buyer. The open concept floor plan features a spacious living/dining/kitchen area, with garden door leading to your balcony deck overlooking your backyard and valley views of the greenspace/pond. The spacious foyer allows direct access to the basement, heated garage, laundry. The basement is Walkout and features 2 bedrooms, family room with kitchenette, bathroom, storage and utility room, and 2nd laundry room. The 2nd floor features a huge primary bedroom with walk up/thru closet to your spacious ensuite with separate jetted tub & shower. There are two more generous size bedrooms and another full bathroom for kids or guests. The basement and garage have in floor heating. If you are looking for a spacious family home, look no further. If you are looking for an investment property there is a tenant in place until end of August. Call today to view.