



GRASSROOTS
REALTY GROUP

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**172 Gravelstone Way
Fort McMurray, Alberta**

MLS # A2330099



\$839,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,447 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Double Garage Detached, Gar		
Lot Size:	0.32 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Pie Sha		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer & dryer, all window coverings, Central A/C, garage heater, garage door opener, exterior permanent lights (Heli Lights)

Welcome to this exceptional family home in the highly sought-after community of Stonecreek, a beautifully maintained home on an impressive 13,765 sq ft lot backing onto green space. With both a heated double attached garage and a detached tandem garage/workshop, this property is a rare find for families, hobbyists, and outdoor enthusiasts alike. A welcoming front porch leads into a bright, thoughtfully designed main floor featuring a spacious living room with a cozy gas fireplace, a dining area overlooking the beautifully landscaped backyard, and a private office/den with built-in ceiling speakers. The chef-inspired kitchen is the heart of the home, complete with a large island, walk-through pantry, and abundant cabinetry. A convenient mudroom/laundry room with exceptional storage and a powder room complete the main level. Upstairs, the expansive primary retreat offers a relaxing sitting area with peaceful backyard views, a luxurious 5-piece ensuite with dual vanities, jetted tub, and separate shower, plus an oversized walk-in closet. Two additional bedrooms and a full bathroom provide plenty of space for the whole family. The fully developed basement features in-floor heating, two additional bedrooms, a 3-piece bathroom, a large family/media room, rough-in for a future wet bar, and generous storage space. The heated attached garage boasts in-floor heat, epoxy flooring, and extra-high ceilings, while the 30' x 12' detached tandem garage/workshop with overhead door offers endless possibilities for storage, projects, or recreational vehicles. Step outside to enjoy the spectacular backyard featuring a brand-new upper deck, lower entertaining deck, mature landscaping, a concrete fire pit area, and gated ATV access to the detached garage. Additional upgrades include new flooring on the main level, central air conditioning, hot water on demand, stamped

concrete driveway, and permanent Heli Christmas lights. Ideally located close to schools, shopping, parks, and the Birchwood trail system, this outstanding property combines space, functionality, and an unbeatable location—offering everything today's family is looking for. Homes offering this lot size, location, and garage space rarely come to market—don't miss your opportunity!