



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**185 Gravelstone Way
Fort McMurray, Alberta**

MLS # A2340218



\$580,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,339 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Hot Water, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Storage, Vinyl Windows		

Inclusions: MAIN: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYERBASEMENT: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

Set on a corner lot in Stonecreek, 185 Gravelstone Way is a 2010 built bi-level offering 2,589.83 sq ft of total living space, five bedrooms, three full bathrooms, and a two bedroom legal suite below. The front door opens into a generous foyer that carries straight through to the main living area, giving the home an immediate sense of space. The living room measures just under 19 feet across and is filled with natural light from windows on two sides. Toward the back of the home, the kitchen opens into an eat-in dining area with garden doors leading out to the deck, where a gas line is already in place for the barbecue. A walk-in pantry and a main floor laundry room sit just off the kitchen, keeping the busiest part of the home organized and out of sight. The bedroom wing is set apart from the living space, a layout detail families tend to appreciate. The primary bedroom is a comfortable 12'2" by 14'6" with a four piece ensuite and a walk-in closet. Two more bedrooms and a second four piece bathroom are found down the same hall. Downstairs, a separate entrance opens into a mudroom and leads to a bright two bedroom legal suite. The suite is fully self contained with a large kitchen running more than 21 feet along the back of the home, a rec room for living space, a four piece bathroom, and its own laundry room, so neither level has to share. The dishwasher in the lower kitchen was replaced two years ago. Both bedrooms are well sized, with the larger measuring 16'7" by 12'10", and both have windows and closets. There is dedicated storage and a separate utility room as well. In-floor heating runs through the lower level and the garage floor is heated too, which is a welcome feature through a Fort McMurray winter. The furnace was replaced in 2021, so the main mechanical system is still relatively new. Hardwood and ceramic flooring carry through the home, central air

conditioning keeps the summer months comfortable, and central vacuum is already installed. The double attached garage is a true double at 23'5" by 19'1" with direct entry into the home. The corner location is part of what makes the parking work here. A stamped concrete driveway is paired with a second concrete driveway, giving you room for additional vehicles, a trailer, or separate parking for the lower level, without the two households crowding each other. Stonecreek sits north of the river on the west side of Highway 63, which keeps the commute to site or downtown straightforward in either direction. The neighbourhood offers green space, walking trails, playgrounds and an outdoor rink, with Stonecreek Village bringing everyday shopping, coffee and dining close to home. Schools, transit and the rest of the Timberlea amenities are all a short drive away. A well built home with two full levels of separate, self contained living space, suited to a growing family or multigenerational living. Book your private showing today.