



GRASSROOTS
REALTY GROUP

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**117 Gravelstone Way
Fort McMurray, Alberta**

MLS # A2251120



\$599,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Jetted Tub, Kitchen Island, No Smoking Home, Separate Entrance, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C unit, All window coverings,

WALK OUT BASEMENT BACKING ONTO GREENSPACE/POND! Welcome to 117 Gravelstone Way — a beautifully maintained 4-bedroom, 3.5-bath home with a fully developed walkout basement that backs onto peaceful green space and a scenic pond. The main floor features a spacious foyer leading into an open-concept living room with hardwood flooring, a gas fireplace with tile surround, and large windows that fill the space with natural light. The kitchen boasts stainless steel appliances, quartz countertops, a white subway tile backsplash, pantry, center island, and ample cabinet space, while the dining area offers access to a large back deck overlooking the fenced, landscaped yard. Upstairs includes three bedrooms and two full bathrooms, including a primary suite with a walk-in closet and 4-piece ensuite featuring a jetted tub and stand-up shower. The bright walkout basement includes vinyl plank flooring, a spacious rec room, one bedroom, a stylish 3-piece bath with a one-of-a-kind soaker tub, and a custom wet bar with surround lighting. Additional highlights include a double attached heated garage with plenty of storage, newer paint throughout, a newer hot water tank (within 5 years), central A/C, and central vac. Don't miss your chance to own this stunning walkout home in a prime location—call today to schedule your private showing!