



**GRASSROOTS**  
REALTY GROUP

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**172 GRAVELSTONE Way**  
**Fort McMurray, Alberta**

**MLS # A2266935**



**\$778,500**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Stonecreek                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,472 sq.ft.                                                            | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 5                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Double Garage Detached, Gar  |               |                   |
| <b>Lot Size:</b> | 0.32 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Pie Sha |               |                   |

|                    |                                                                                                                                    |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas, Radiant                                                                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                     | <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>   | Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows |                   |     |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER X2, WINDOW COVERINGS, CENTRAL A/C

WOW- YOU WANT A BIG YARD check this out! 13,756sqft PIE SHAPE LOT!! BIGGEST in the neighborhood!! 2 GARAGES on top of having the HUGE yard. (1 double heated attached & 1 Double Tandem style detached garage/shop for all the toys) This 2448 Sq/ft two story home is the perfect family home! Main floor features a spacious living room with gas fireplace, large main floor den/office with built in speakers in ceiling, huge kitchen w/ island eat up bar, walk through pantry to the mudroom/laundry room & garage access, maple cabinets & granite countertops. 2nd floor boasts a gigantic primary bedroom which features an extended retreat area that looks over your massive back yard, a five pce ensuite (his/her sinks, jetted tub & separate stand up walk in shower) along with a MUST SEE WALK -IN CLOSET. On the second level you will also find two additional bedrooms and a 4 PCE bathroom. The finished in-floor heated basement offers bedrooms 4 and 5, an additional 4 PCE bathroom, storage, rough in for a wet bar, a second dryer, and a huge rec room. This home comes with an 24.11ft X 22.11 ft attached garage with IN-FLOOR HEAT & epoxy floor finish with two overheads door, two man doors, and a high ceiling. Outside the huge back deck is completely tiled and comes with a large hot tub which offers a great westerly view of the completely fenced landscaped yard that boasts a fire pit area on a concrete pad, and a SECOND Tandem style detached GARAGE (29.5ft X 11.4ft) that comes with and overhead door. The side gate of yard offers ATV access to the back yard and detached garage. Additional features include recently painted, hot water on demand, central air, stamped concrete driveway and, exterior permanent Christmas (Heli) Lights also on the property!

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