



**165 Gravelstone Road
Fort McMurray, Alberta**

MLS # A2286993



\$675,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,798 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, No Neighb		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Mini fridge, shed.

Welcome to 165 Gravelstone Road: a well maintained two storey home built in 2013 and ideally backing onto green space for added privacy and peaceful views. With a covered front step, driveway for two, and an attached double car garage, this property offers excellent curb appeal and practical everyday living. Inside, the main level features an open concept layout designed for modern living. The kitchen is finished with granite countertops, stainless steel appliances (microwave replaced in 2022), and a convenient walk through pantry. The living room is centred around a gas fireplace, creating a warm and inviting focal point. A two piece bathroom and main floor laundry with upper cabinetry add everyday convenience. The entire home was painted in 2020, giving it a fresh and cohesive feel. Upstairs, you will find three bedrooms, including a spacious primary suite with a wall to wall closet and a five piece ensuite featuring dual sinks, a walk in shower, and an air jet soaker tub. Thoughtful details include brushed bronze hinges and hardware, as well as sconces on a three way switch in the ensuite. Carpets on the upper level have just been professionally cleaned, and the additional bedrooms offer generous closet space. The walk out basement provides excellent additional living space with large windows that bring in plenty of natural light. This level includes a large family room, a wet bar with mini fridge, one bedroom, and a four piece bathroom. There is also a second laundry hookup and an electric wall heater for added comfort. Step outside to the covered lower deck, complete with a hot tub junction box already in place and ready for installation. The backyard backs directly onto green space and features raised garden boxes, a shed that will remain, and a wide gate that was replaced following the fire. The upper deck is finished with durable Dura Deck and includes a gas

line for barbecuing. Grading has been done to direct water away from the home. The garage is finished and painted, includes a man door, and features epoxy flooring completed in 2020 for a clean, polished look. Additional features include a high efficiency furnace and central air conditioning. 165 Gravelstone Road offers functional space, green space views, and a family friendly layout in a desirable setting. Schedule your private showing and see everything this home has to offer.