



**189 Gravelstone Road
Fort McMurray, Alberta**

MLS # A2290788



\$850,000

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|------------------|--|---------------|-------------------|
| Division: | Stonecreek | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,479 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Green | | |

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|--------------------|------------------------|-------------------|-----|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: BASEMENT: REFRIGERATOR, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER. Furniture in Basement can be negotiated in basement.

Welcome to 189 Gravelstone Road: a truly special home where pride of ownership is on full display. Custom built by Rochelle Homes, this property offers timeless craftsmanship, thoughtful design, and an incredible setting backing onto the greenbelt with peaceful river valley views and no neighbours behind. From the moment you enter, the soaring foyer ceilings and grand chandelier create a stunning first impression. Hardwood and tile floors guide you through the main level where natural light pours in from large windows, filling the space with warmth throughout the day. The living room is the heart of the home, anchored by a beautiful stone veneer gas fireplace with remote and elegant wall mouldings that create a cozy yet refined atmosphere. The kitchen was designed with both beauty and function in mind, featuring granite countertops, ceiling height cabinetry with crown mouldings, mosaic tile backsplash, under cabinet lighting, a pot filler, and built in appliances. The pantry has been thoughtfully upgraded with butcher block counters and custom built ins, creating the perfect butler style pantry for entertaining and storage. Just off the dining nook you'll find access to the DuraDeck upper deck with natural gas line for your BBQ where you can enjoy quiet mornings overlooking the trees. A main floor den with double glass doors offers the perfect office or flex space while the large mudroom style laundry room with sink sits conveniently near the garage entry. Upstairs you'll find three spacious bedrooms including a stunning primary retreat at the top of the stairs with space for a king bed and sitting area. The ensuite features dual sinks, a jetted soaker tub, separate shower, water closet, and a large walk in closet. The fully developed walkout basement includes a legal suite and features in floor heat, a large open living space, full kitchen, and spacious bathroom, creating

an excellent mortgage helper. Additional highlights include in floor heat in both the basement and garage, epoxy garage floors, central A/C, central vacuum, updated Bosch dishwasher (2022), custom blinds including blackout blinds, new lighting, and new shingles in 2022. Outside, the fenced backyard offers a peaceful retreat with mature landscaping, a Roman stone patio fire pit area, and direct access to the greenbelt where wildlife, northern lights, and beautiful sunrises are part of daily life. Cozy, luxurious, and spacious, this exceptional home offers a rare combination of craftsmanship, comfort, and location. Schedule a private tour today.