



**101 Gravelstone Road
Fort McMurray, Alberta**

MLS # A2129868



\$729,900

Division:	Stonecreek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,844 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Garage Door Opener, Heated Garage, Tandem, Triple Garage Att		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Gentle Sloping, Greenbelt, Lands		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Window Coverings, Fridge, Gas Range, Microwave, Dishwasher, Washer, Dryer, Air Conditioner, Garage heater, garage door opener x 2 and 1 remote, central vacuum and attachments, Heilight LED, receiver and speakers for surround sound system in the basement, mini fridge in basement, large picture in the basement.

Welcome to 101 Gravelstone Road, an exceptional bungalow located in the sought-after Stone Creek community. This stunning home offers over 1,800+ ft.² of well-designed living space with 2 + 2 bedrooms. The freshly painted main level boasts an inviting open-concept living room with a natural gas fireplace, perfect for cozy evenings. Large gourmet kitchen is a chef's delight, featuring stunning wood cabinetry, stainless steel appliances, granite countertops, large island with secondary island sink, a corner pantry, + a spacious dining area ideal for family gatherings. Expanded living space; enjoy the partially covered rear deck complete with Dura deck and black aluminum railing, perfect for outdoor entertaining & scenic treeline views. The primary suite offers a large walk-in closet and a 5 piece ensuite bathroom with a jetted tub, a separate water closet, and dual vanity. One additional main-level bedroom + 4 piece bathroom next door for easy access. Recreation and entertainment awaits you in the lower level. The basement features a massive recreation space with a second natural gas fireplace, a wet bar, 9ft ceilings, 2 additional bedrooms & extra large storage room! Lovely laundry room complete with additional storage & sink just steps away from your attached heated garage. Oversized heated tandem garage, with amazed ceiling height provides a ton of storage solutions + large aggregate driveway provides ample parking. The property backs onto green space, & walking trails & is situated on a generous 7,300+ ft.² corner lot, we can't forget about the charming she-shed under the deck perfect for gardening, toys, or once again additional storage, featuring electrical service which offers a versatile space! This former Oil Barons Dream Home provides easy access to parks, walking trails, & shopping. Enjoy the perfect blend of

convenience and tranquility in this beautiful setting. Don't Miss This Opportunity! Schedule a showing today.