

# \$829,900 - 172 Gravelstone Way, Fort McMurray

MLS® #A2237110

**\$829,900**

5 Bedroom, 4.00 Bathroom, 2,472 sqft  
Residential on 0.32 Acres

Stonecreek, Fort McMurray, Alberta

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!

Built in 2010

### **Essential Information**

MLS® #	A2237110
Price	\$829,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,472
Acres	0.32
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	172 Gravelstone Way
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0S9

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Double Garage Detached, Heated Garage, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	July 6th, 2025
Days on Market	10
Zoning	R1S

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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