

# \$569,000 - 117 Gravelstone Way, Fort McMurray

MLS® #A2251120

**\$569,000**

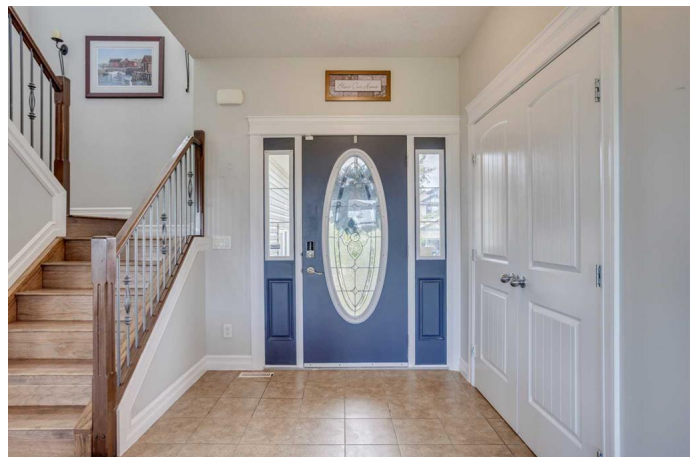
4 Bedroom, 4.00 Bathroom, 1,567 sqft

Residential on 0.11 Acres

Stonecreek, Fort McMurray, Alberta

WALK OUT BASEMENT BACKING ONTO GREENSPACE/POND! Welcome to 117 Gravelstone Way – a beautifully maintained 4-bedroom, 3.5-bath home with a fully developed walkout basement that backs onto peaceful green space and a scenic pond. The main floor features a spacious foyer leading into an open-concept living room with hardwood flooring, a gas fireplace with tile surround, and large windows that fill the space with natural light. The kitchen boasts stainless steel appliances, quartz countertops, a white subway tile backsplash, pantry, center island, and ample cabinet space, while the dining area offers access to a large back deck overlooking the fenced, landscaped yard. Upstairs includes three bedrooms and two full bathrooms, including a primary suite with a walk-in closet and 4-piece ensuite featuring a jetted tub and stand-up shower. The bright walkout basement includes vinyl plank flooring, a spacious rec room, one bedroom, a stylish 3-piece bath with a one-of-a-kind soaker tub, and a custom wet bar with surround lighting. Additional highlights include a double attached heated garage with plenty of storage, newer paint throughout, a newer hot water tank (within 5 years), central A/C, and central vac. Don't miss your chance to own this stunning walkout home in a prime location – call today to schedule your private showing!

Built in 2009



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251120    |
| Price          | \$569,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,567       |
| Acres          | 0.11        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 117 Gravelstone Way |
| Subdivision | Stonecreek          |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9H4V2              |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Separate Entrance, Bar, Jetted Tub, Sump Pump(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Oven                  |
| Heating           | Forced Air                                                                        |
| Cooling           | Central Air                                                                       |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Gas Log                                                                           |
| Has Basement      | Yes                                                                               |
| Basement          | Full                                                                              |

**Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard, Private Entrance   |
| Lot Description   | Back Yard, Landscaped, Greenbelt |
| Roof              | Asphalt Shingle                  |
| Construction      | Concrete, Vinyl Siding           |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 73                |
| Zoning         | R1S               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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