

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

MLS® #A2251120

**\$569,000**

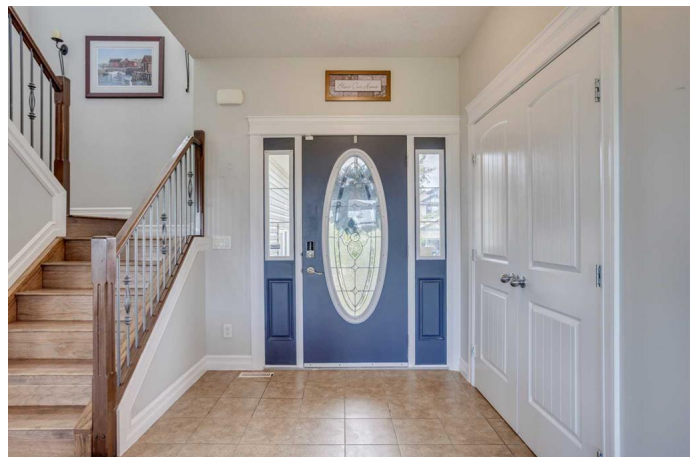
4 Bedroom, 4.00 Bathroom, 1,567 sqft

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 | 74                |
| Zoning         | R1S               |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.