

# \$599,900 - 117 Gravelstone Way, Fort McMurray

MLS® #A2251120

**\$599,900**

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 â€” 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. Donâ€™t miss your chance to own this stunning walkout home in a prime locationâ€”call today to schedule your private showing!

Built in 2009



## Essential Information

MLS® #	A2251120
Price	\$599,900
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	Jetted Tub, Kitchen Island, No Smoking Home, Separate Entrance, Sump Pump(s), Bar
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

**Exterior**

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

**Additional Information**

Date Listed	August 25th, 2025
Days on Market	1
Zoning	R1S

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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