



## 137 Gravelstone Road Fort McMurray Alberta

\$999,900

Welcome to 137 Gravelstone Road! Lets start with the top notch outdoor living space that has been designed for entertaining with a HUGE second level deck finished in dura decking that runs the width of the home and has stairs to the back yard (pet friendly), a concrete walk out patio below and then a terraced backyard with the top level finished in grass perfect for a swing set or trampoline and dow a few steps of the retaining wall leads to a stone patio and firepit. Did I mention this backs onto the GREENBELT and walking trails? Now lets go inside. The bright and open concept main floor is sure to impress with hand scraped hardwood floors, intricate crown moulding and updated kitchen with modern cabinets to the ceiling, a corner pantry, granite counter tops and a new stove and OTR microwave. Both the dining nook and living room are oversized and can accommodate almost any furniture sets and both overlook the greenbelt and ATHABASCA RIVER VALLEY. Also on the main floor is laundry room and mud room leading to the heated garage. Hardwood flooring extends up the stairs and throughout the second level which offers 4 BEDROOMS UPSTAIRS. One of them is over the garage and could be used as a BONUS ROOM with vaulted ceilings and surround sound wired in. The master bedroom is located on the back of the house with river valley views and features a walk in closet and oversized ensuite with dual sinks, a large corner tiled shower, luxurious tub with tiled bench surround and extra storage. The walk out basement is so bright and airy it doesnt feel like a basement at all. It has 2 BEDROOM LEGAL SUITE permit and can be used for income potential or as an extension to the rest of the house. This basement features 2 bedrooms, a full bathroom, new LVP flooring, dark cabinets and a functional layout. Some of the many upgrades this home has are new interior doors, new paint, new tri...

4pc Bathroom 10.33 Ft x 5.00 Ft

5pc Bathroom 15.67 Ft x 8.92 Ft

Bedroom 11.25 Ft x 12.00 Ft

Bedroom 10.33 Ft x 13.33 Ft

Bedroom 21.08 Ft x 13.00 Ft

Kitchen 21.08 Ft x 13.08 Ft

Other 21.92 Ft x 15.25 Ft

Furnace 7.58 Ft x 5.83 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Dining room 14.92 Ft x 13.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

**RE/MAX**

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Primary Bedroom 15.67 Ft x 14.92 Ft

4pc Bathroom 9.50 Ft x 8.67 Ft

Bedroom 9.17 Ft x 13.50 Ft

Den 11.00 Ft x 10.75 Ft

Kitchen 15.00 Ft x 10.25 Ft

Laundry room 5.50 Ft x 10.83 Ft

Living room 21.50 Ft x 17.75 Ft