

\$909,900 - 312 Gravelstone Road, Fort McMurray

MLS® #A2241876

\$909,900

4 Bedroom, 4.00 Bathroom, 2,125 sqft

Residential on 0.21 Acres

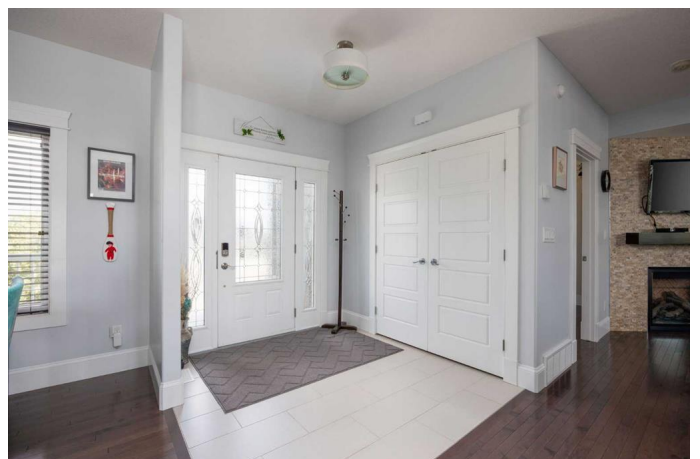
Stonecreek, Fort McMurray, Alberta

Timeless elegance in 312 Gravelstone Road! Welcome to this one-of-a-kind, custom-built Kydan luxury home nestled in the prestigious community of Stonecreek. Ideally located next to the greenbelt and scenic walking trails, this stunning residence offers elegance, functionality, and space in equal measure.

From the moment you arrive, the exceptional craftsmanship and high-end details are immediately apparent. Rich hardwood flooring, a statement staircase railing, and designer lighting set the tone throughout the main floor. The gourmet kitchen is a chef's dream, featuring maple shaker-style cabinetry, quartz countertops, an induction cooktop, bar fridge, eat up island and statement making light fixture. The open-concept layout flows seamlessly into a sun-filled dining area, while French doors open onto a massive deck—perfect for entertaining.

The living room is both inviting and grand with its stone corner gas fireplace and large windows that flood the space with natural light. A dedicated main-floor office and convenient 2-piece powder room add both style and function to the layout.

Upstairs, you have three generously sized bedrooms, including a luxurious primary suite that boasts a spa-inspired ensuite complete with a jetted tub, double vanity, stand-up shower, and a spacious walk-through closet. A



large laundry room with sink and built-in cabinetry, as well as a 4-piece main bath, completes the upper level.

The fully developed walkout basement is warmed with in-floor heating and features an additional bedroom, a full bathroom, and a cold storage room—ideal for storing seasonal goods and extra items.

Car enthusiasts and hobbyists will appreciate the oversized 32' x 31' drive-through garage, accommodating up to four vehicles. Outfitted with custom cabinetry, epoxy floors, hot/cold water, 9' garage doors, and 220V wiring, it's both practical and polished.

Step outside to enjoy the fully fenced backyard, set on a generous 8,960 sq ft lot—ideal for outdoor gatherings, family fun, or simply soaking in the tranquillity of the natural surroundings.

Recent upgrades include a new boiler system (2024) and upgraded attic insulation. This remarkable home is truly a rare find in one of Fort McMurray's most sought-after locations. 312 Gravelstone Road is not just a home—it's a statement of luxury, design, and thoughtful living. Check out the photos, floor plans and 3D tour and call today to book your private viewing.

Built in 2011

Essential Information

MLS® #	A2241876
Price	\$909,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,125
Acres	0.21
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	312 Gravelstone Road
Subdivision	Stonecreek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0X2

Amenities

Parking Spaces	7
Parking	220 Volt Wiring, Heated Garage, Oversized, Quad or More Attached, Drive Through
# of Garages	4

Interior

Interior Features	Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Induction Cooktop, Microwave, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	61
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.