

# \$415,000 - 169 St. Laurent Way, Fort McMurray

MLS® #A2254974

**\$415,000**

5 Bedroom, 3.00 Bathroom, 1,023 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

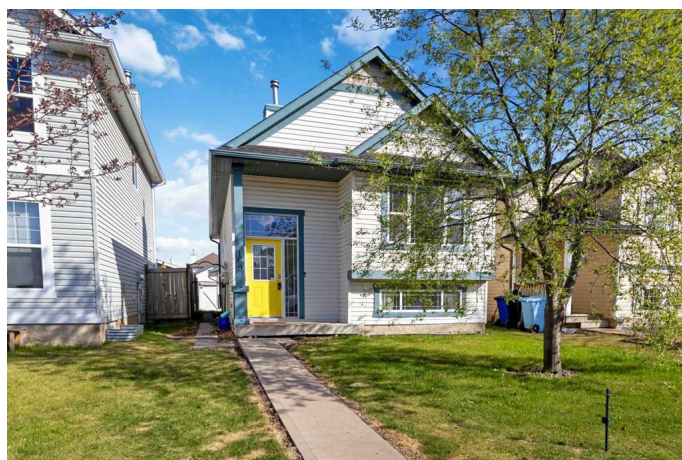
169 St Laurent boasts a bright, sunlit interior with expansive living room windows, an inviting entryway, and new main-floor flooring. The open-concept kitchen and dining area provide seamless flow, while the kitchen's pantry and island maximize the space. The primary bedroom features a four-piece ensuite bathroom with deck access. Main floor has three bedrooms are complemented by the development in the lower level with two additional bedrooms, a spacious recreation room, and another full four-piece bathroom. Storage and laundry complete this efficient design.

A double detached garage is accessible through the fenced yard via a side gate to the front, offering convenient family access. This property presents exceptional value for its size. Could be a great place to start for a growing family or for you to have a little more space. This home has a lot build into a small space. Recent updates include flooring , shingles , paint, baseboards and new weeping tile around the garage.

Built in 2001

## Essential Information

MLS® #	A2254974
Price	\$415,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,023
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	169 St. Laurent Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2K2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 7th, 2025
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Days on Market	2
Zoning	R1S

## **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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