

# \$409,000 - 173 St. Laurent Way, Fort McMurray

MLS® #A2199323

**\$409,000**

4 Bedroom, 2.00 Bathroom, 905 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 173 St Laurent Way! This beautifully updated bi-level offers modern style and comfort in the sought-after Timberlea neighborhood. With fantastic curb appeal, this home showcases fresh paint, stylish grey vinyl flooring, and a bright, open-concept layout.

The stunning white kitchen features a sleek tile backsplash, updated light fixtures, and newer stainless steel appliances (2020). With four spacious bedrooms—two up and two down—this home provides flexibility for a growing family, home office, or guest space. The updated upper-level bathroom includes double sinks and modern fixtures, while a second full bath adds convenience.

Enjoy outdoor living in the fully fenced and landscaped backyard, complete with a large deck, fire pit, built-in waterproof metal shed, and privacy screen. The three-car parking pad ensures plenty of space for vehicles.

The lower level features a generous recreation room, laundry area, ample storage, and a newer HOT WATER TANK (2020). Plus, the home has been upgraded with NEW 30-YEAR SHINGLES for long-lasting peace of mind.

Located near schools, parks, and shopping, this move-in-ready home is a must-see. Schedule your viewing today!

Built in 2001



## Essential Information

MLS® #	A2199323
Price	\$409,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	905
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	173 St. Laurent Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K2

## Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

## Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	60
Zoning	R1S

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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