

# \$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

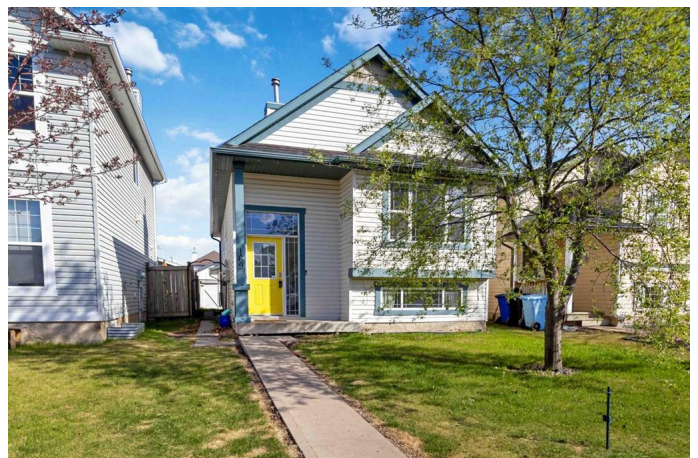
169 St Laurent boasts a bright, sunlit interior with expansive living room windows, an inviting entryway, and new main-floor flooring. The open-concept kitchen and dining area provide seamless flow, while the kitchen's pantry and island maximize the space. The primary bedroom features a four-piece ensuite 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 |
|-------------|---------------------|

|                |     |
|----------------|-----|
| Days on Market | 13  |
| Zoning         | R1S |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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