

# \$399,000 - 138 St. Laurent Way, Fort McMurray

MLS® #A2205697

**\$399,000**

4 Bedroom, 2.00 Bathroom, 821 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

**DON'T JUDGE A BOOK BY IT'S COVER!**

This 1565 SF home of total living space is the PERFECT Starter or investment property!

Excellent location with park out the back, this beautiful bi-level built by Premier builder Qualico Developments features 4 bedrooms, 2 full bathrooms, a nice size backyard with potential to build your DREAM GARAGE (pending city approval). The main floor features an OPEN CONCEPT Floor plan with Galley Kitchen, dining and living space and 2 good size bedrooms with the Primary bedroom having direct access to the main bathroom and a big walk in closet. The basement features a family room with electric fireplace, another 2 bedrooms, full bathroom and a HUGE Storage area under the stairs and laundry.

Renovations include: Freshly painted in 2025 in modern colors. Flooring was done approx. 10 years ago and The roof shingles were replaced 2024. If you are looking for a well maintained home that is "move in ready" at a price that won't break the bank, then BRING YOUR CHEQUE BOOK and make this your home today! BONUS': NO CARPET | BASEMENT HAS ELECTRIC ZONE HEATING FOR EXTRA COMFORT | WALK TO SCHOOLS, BUS ROUTE & MORE! CALL NOW TO VIEW!

Built in 2001

## Essential Information



MLS® #	A2205697
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	138 St. Laurent Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K2

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Driveway, Off Street

### **Interior**

Interior Features	High Ceilings, Open Floorplan
Appliances	See Remarks
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None, Playground
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	12
Zoning	R1S

### **Listing Details**

Listing Office	RE/MAX Connect
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