



THE
A-TEAM

**RE/MAX
FIRST**

170 ST. LAURENT Way, Fort McMurray T9K 0L4

MLS®#: **A2109408**

Area: **Timberlea**

Listing Date: **02/21/24**

List Price: **\$459,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Abv Sqft:

1,259

Low Sqft:

Lot Sz Ar:

4,727 sqft

Ttl Sqft:

1,259

Lot Shape:

DOM

89

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer

Int Feat:

Laminate Counters

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`7"
Bedroom	Main	9`3" x 10`0"
Dining Room	Main	12`10" x 7`9"
Living Room	Main	12`0" x 14`5"
Foyer	Main	7`4" x 12`1"
Bedroom	Basement	11`2" x 11`10"
Bedroom	Basement	12`9" x 13`2"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`0" x 7`6"
Bedroom	Main	9`10" x 10`4"
Kitchen	Main	12`10" x 12`9"
Bedroom - Primary	Main	12`8" x 16`7"
4pc Bathroom	Basement	7`4" x 5`1"
Bedroom	Basement	14`5" x 14`5"
Game Room	Basement	14`11" x 20`7"

Furnace/Utility Room	Basement	14`5" x 12`1"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1S	
Legal Desc:	0023829		Remarks
Pub Rmks:	Welcome home! This bi-level offers 6 bedrooms - 3 up and 3 down with 3 full bathrooms. With close to 2500 sqft of total living space this home can accommodate most any growing family. Main floor hosts a large living room area and a country style kitchen with loads of cupboard space. Basement is fully developed with a large rec room and 3 more bedrooms! Nothing beats the double attached garage in the middle of winter! The back yard is fully fenced in and awaits your personal touch, whether it is future fire pits or dog runs. All this is located close to schools, shopping and bus routes. Book your personal viewings!		
Inclusions: Property Listed By:	Fridge, Stove, Dishwasher, Washer/dryer, All window coverings, Garage door opener with remotes, EXP REALTY		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









