



THE
A-TEAM

**RE/MAX
FIRST**

239 LAURIER Lane, Fort McMurray T9K2K3

MLS® #: **A2146489**

Area: **Timberlea**

Listing Date: **07/03/24**

List Price: **\$519,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 21-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**
Lot Information
Lot Sz Ar: **5,875 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,077**
Low Sqft:
Ttl Sqft: **1,077**

DOM

75
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Landscaped,Private**
Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 8`9"
Bedroom	Main	12`3" x 12`5"
Living Room	Main	13`9" x 14`11"
3pc Bathroom	Basement	5`8" x 8`8"
Laundry	Basement	12`11" x 8`2"
Den	Basement	10`7" x 10`5"

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`7"
Kitchen	Main	13`5" x 18`2"
Bedroom - Primary	Main	12`0" x 18`1"
Bedroom	Basement	13`5" x 10`9"
Family Room	Basement	15`1" x 31`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0123135

Zoning:
R1S

Remarks

Pub Rmks:

239 Laurier Lane is certainly a show stopper! The property has many desirable features, especially for someone who values space, maintenance, and functionality. Situated in a quiet cul-de-sac and within walking distance to St. Martha's school, making it convenient for families with school-age children. A standout feature is the large garage measuring 23' x 24'. It's equipped with an epoxy floor, a forced air furnace, drywall, and a painted textured ceiling—a perfect setup for anyone who enjoys working on vehicles or DIY projects. The driveway spans over 50 feet, offering ample space for parking various types of vehicles. The house has been meticulously maintained with 3 bedrooms + Den and 3 full bathrooms, showcasing gleaming hardwood floors and a bright eat-in white kitchen that leads to a back deck and yard. The open concept basement family room has natural light from the large above-ground windows. The pie-shaped lot allows for a spacious backyard, and there's even a closed-in storage area under the deck with a concrete floor, providing practical additional storage. Overall, the property combines practicality with comfort, making it an attractive option for potential buyers looking for a well-maintained home with plenty of space both indoors and outdoors. Book a Viewing today!!!

Inclusions:
Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, all window coverings, garage heater, microwave
COLDWELL BANKER UNITED**

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







