



THE
A-TEAM

**RE/MAX
FIRST**

201 ST. LAURENT Way, Fort McMurray T9K 2K1

MLS®#: **A2153539**

Area: **Timberlea**

Listing Date: **07/30/24**

List Price: **\$414,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2001**
Lot Information
Lot Sz Ar: **3,797 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,184**
Low Sqft:
Ttl Sqft: **1,184**

DOM

50
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped**
Park Feat: **Alley Access,Driveway,Gravel Driveway,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 8`1"
Kitchen	Main	12`11" x 11`0"
4pc Bathroom	Second	8`1" x 4`11"
Bedroom	Second	8`2" x 12`7"
3pc Bathroom	Basement	5`9" x 6`3"
Family Room	Basement	17`7" x 20`4"

Room	Level	Dimensions
Dining Room	Main	9`4" x 11`5"
Living Room	Main	13`9" x 12`5"
Bedroom	Second	10`2" x 8`8"
Bedroom - Primary	Second	13`10" x 10`5"
Bedroom	Basement	12`7" x 9`10"
Furnace/Utility Room	Basement	5`7" x 6`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0023829

Remarks

Pub Rmks:

NEW: APPLIANCES, FURNACE, HWT, SHINGLES, SIDING, CENTRAL A/C AND FRESH PAINT! Welcome to 201 St Laurent Way: This turnkey, bright, and beautiful two-story home offers a stress-free, low-maintenance lifestyle in one of Fort McMurray's most sought-after neighbourhoods. With significant updates, including a new furnace and hot water tank (2021), new appliances (2023), new shingles and siding (2018), and fresh paint throughout, this home is ready for its next owners. The exterior features updated black and grey vinyl siding and a charming covered front porch, making this home a standout on the block. Inside, a bright and airy living room welcomes you with white walls and light hardwood floors, creating a fresh and inviting atmosphere. Large windows overlook the front yard, filling the space with natural light. The main floor also includes a convenient laundry area and powder room. The kitchen, located at the back of the main level, is a highlight with white cabinets, black finishes, an updated black faucet, and new stainless steel appliances, including a gas stove. The pantry provides ample storage space, the dining room is spacious enough for gatherings, and the back deck, equipped with a gas line for a BBQ or fire table, is perfect for outdoor entertaining. The fully fenced yard includes a shed for additional storage and parking for three to four vehicles behind the fence. The second level of the home offers a private setting for three bedrooms and a four-piece bathroom. The primary suite is generously sized, accommodating a king-size bed, while the two additional bedrooms are perfectly sized for comfort. The basement features a fourth bedroom, a large family room, and a three-piece bathroom. Baseboard heaters ensure warmth during cooler months, and a new sump pump is located in the closet under the stairs. With central air conditioning (2018) and numerous other features to love, schedule a private tour of your next home today.

Inclusions:
Property Listed By:

SHED
The Agency North Central Alberta

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









