

# 161 ROY Lane, Fort McMurray T9J 1L9

MLS® #: **A2187087** Area: **Abasand** Listing Date: **01/12/25** List Price: **\$445,000**  
 Status: **Active** County: **Wood Buffalo** Change: **-\$5k, 06-Apr** Association: **Fort McMurray**



## General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2004**  
 Lot Information  
 Lot Sz Ar: **3,481 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space**  
 Park Feat: **Double Garage Detached**

## DOM

**117**  
 Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

## Parking

Ttl Park: **3**  
 Garage Sz: **2**

## Utilities and Features

Roof: **Shingle**  
 Heating: **Floor Furnace,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting,Private Yard,Rain Gutters,Storage**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Laminate,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Closet Organizers,No Smoking Home,Pantry**  
 Utilities:

## Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`7" x 16`3"	Eat in Kitchen	Main	16`6" x 16`4"
2pc Bathroom	Main		4pc Bathroom	Second	
Bedroom - Primary	Second	13`4" x 13`0"	Bedroom	Second	8`8" x 11`9"
Bedroom	Second	9`10" x 10`5"	Bedroom	Basement	8`1" x 11`6"
4pc Bathroom	Basement		Family Room	Basement	11`8" x 14`7"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1P**

**0226274**

Remarks

Pub Rmks:

Surrounded by the beautiful trail system of Abasand, 161 Roy Lane is a beautifully maintained home with updates including shingles, windows, doors and insulation (2017). The curb appeal will impress you the minute you arrive and welcomes you to the front covered porch, the perfect place to enjoy your morning coffee. Inside the entrance with double coat closet opens to the living room with gas fire place. Next to the living room is the eat-in kitchen with pantry and stainless steel appliances including a double oven! Also located on this level is the half bathroom. Upstairs, are 3 good sized bedrooms including the primary with a large walk in closet! The 4 piece bathroom completes this level. The basement is fully developed with a family room, 4th bedroom, 4 piece bathroom, laundry room and walk-in storage closet! The backyard is it's own little oasis and leads to **DOUBLE HEATED GARAGE** with room to park behind and back alley access which **BACKS ONTO GREEN SPACE**, which is home to the "butterfly park" and gorgeous park leading to the trail system. As an added bonus, this home offers central air! Title insurance in lieu of a real property report.

Inclusions:  
Property Listed By:

**blinds**  
**People 1st Realty**

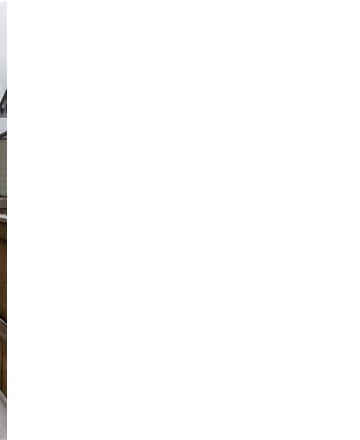
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**



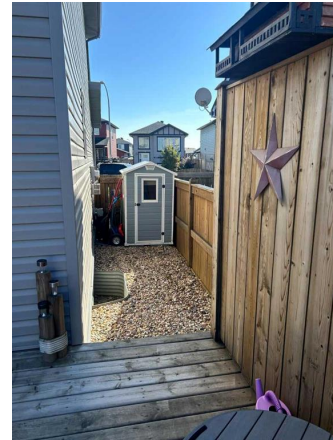
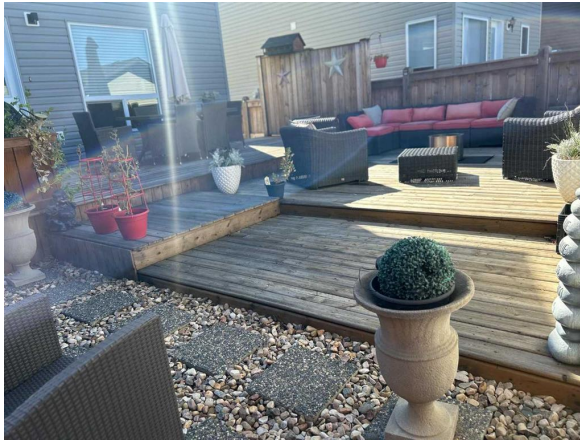












GROSS INTERNAL AREA  
FLOOR 1: 1004 sq. ft. FLOOR 2: 1004 sq. ft.  
FLOOR 3: 1004 sq. ft. TOTAL: 3,012 sq. ft.

NOTES: AREA AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

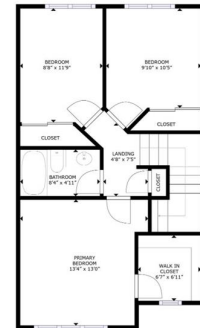
FLOOR 1



GROSS INTERNAL AREA  
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FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 1004 sq. ft. FLOOR 2: 1004 sq. ft.  
FLOOR 3: 1004 sq. ft. TOTAL: 3,012 sq. ft.

NOTES: AREA AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

FLOOR 3







