



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**138 ST. LAURENT Way, Fort McMurray T9K 2K2**

MLS®#: **A2205697**

Area: **Timberlea**

Listing Date: **03/25/25**

List Price: **\$399,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,211 sqft**

Lot Shape:

Abv Sqft:

**821**

Low Sqft:

Ttl Sqft:

**821**

DOM

**46**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane**

**Alley Access,Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Forced Air,Natural Gas**

Sewer:

Ext Feat: **None,Playground**

Construction:

**See Remarks**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**High Ceilings,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`7" x 10`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`4" x 11`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 9`1"</b>	<b>Family Room</b>	<b>Basement</b>	<b>10`1" x 21`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 11`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`9" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>	<b>Storage</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 11`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0023829**

Zoning:  
**R1S**

Remarks

Pub Rmks: **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!**

Inclusions: fridge, stove, dishwasher, washer/dryer, all window blinds (furniture negotiable)

Property Listed By: **RE/MAX Connect**

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









