169 ST. LAURENT WAY , Fort McMurray T9K2K2

MLS®#:	**A2221547**	Area:	**Timberlea**	Listing Date:	**05/15/25**	List Price: **$418,000**
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
Lot Sz Ar: **3,565 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,023**
Low Sqft:
Ttl Sqft: **1,023**

DOM
16
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

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

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0023829**

Zoning:
R1S

Remarks

Pub Rmks: **169 St Laurent boasts a bright, sunlit interior with expansive living room windows, an inviting entryway, and new main-floor flooring. The open-concept kitchen and**

dining area provide seamless flow, while the kitchen's pantry and island maximize the space. The primary bedroom features a four-piece ensuite bathroom with deck access. Main floor has three bedrooms are complemented by the development in the lower level with two additional bedrooms, a spacious recreation room, and another full four-piece bathroom. Storage and laundry complete this efficient design. A double detached garage is accessible through the fenced yard via a side gate to the front, offering convenient family access. This property presents exceptional value for its size. Could be a great place to start for a growing family.

Inclusions:	**N/A**
Property Listed By:	**COLDWELL BANKER UNITED**

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