



THE
A-TEAM

**RE/MAX
FIRST**

131 LAWRENCE Street, Fort McMurray T9K 2S4

MLS®#: **A2227159**

Area: **Timberlea**

Listing Date: **06/03/25**

List Price: **\$749,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Lot Sz Ar:

6,433 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,114

Low Sqft:

Ttl Sqft:

2,114

DOM

3

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,No Neighbours Behind,Private,See Remarks,Street Lighting,Yard Lights
Double Garage Attached,Heated Garage**

Utilities and Features

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

Construction: **Shingle Siding,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Jetted Tub,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:		Zoning:	
Fee Simple		R1	
Legal Desc:	0325300		

Remarks

Pub Rmks: **Welcome to 131 Lawrence Street! This amazing executive property with 5 bedrooms and 3.5 bathrooms sits on a large 6,433 sqft lot with NO NEIGHBOURS BEHIND,**

VIEW OF THE POND in Lakewood and has a **DOUBLE HEATED GARAGE**. This home offers more than 3300 sqft of living space and has a **BASEMENT SUITE** for extra income or intergenerational living. As you enter, you will be welcome into the large high ceiling foyer. The living room has a gas fireplace with gorgeous modern wall behind, and it opens to the kitchen featuring a corner pantry, plenty of elegant white cabinetry, breakfast bar, huge windows that let in tons of natural light and has views of the green space. The main level also has a room for a gym or an office, a power room and a laundry room. On the upper floor, the stunning huge master bedroom features high ceiling, walk-in closet, plush carpet flooring, white columns with steps leading to a separate bonus area next to the large window overlooking the pond and a 5-piece ensuite with freestanding tub, separate stand-up shower and his and her sink. You will also find on the upper floor two good size bedrooms with modern walls and a 4-piece bathroom. The suite in the basement has its own separate entry into a mudroom, an open concept living room, dining room and kitchen space, a 4-piece bathroom, 2 bedrooms and separate laundry. In the backyard you will find two large sheds, a fire pit for summer entertainment and two decks, one for the upper level and one for the suite. The fence has a door for easy access the greenspace and pond behind the property. Don't miss the opportunity to own this one-of-a-kind property and book your showing today!

Inclusions:
Property Listed By:

2 fridges, 2 stoves, 2 dishwashers, 2 washer & dryer, 2 microwaves, windows covering, central a/c
KIC Realty

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











