

\$399,000 - 138 St. Laurent Way, Fort McMurray

MLS® #A2205697

\$399,000

4 Bedroom, 2.00 Bathroom, 821 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

DON'T JUDGE A BOOK BY IT'S COVER!

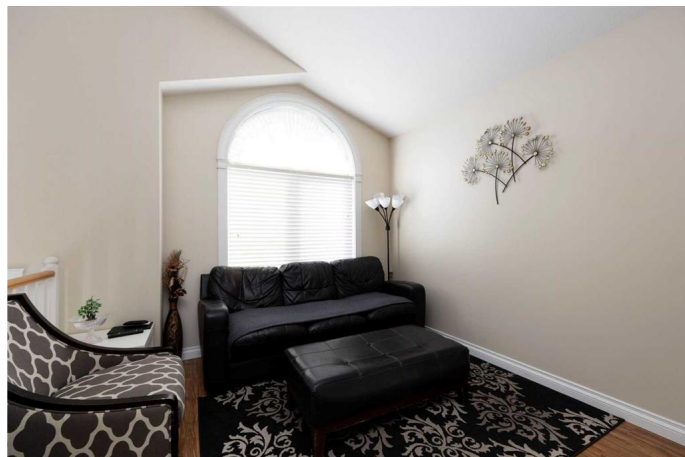
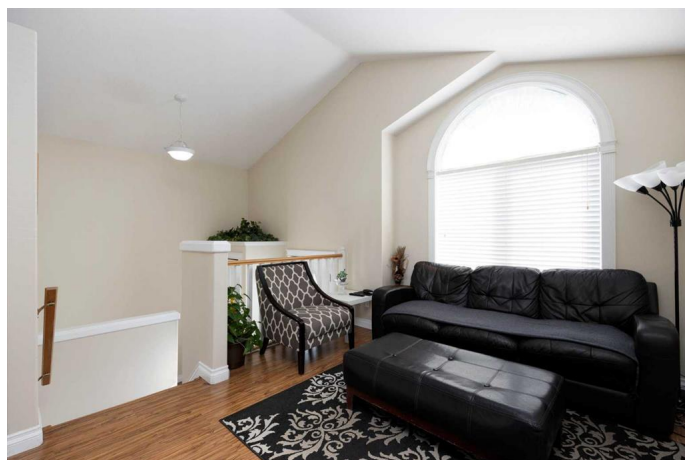
This 1565 SF home of total living space is the PERFECT Starter or investment property!

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!

Built in 2001

Essential Information



MLS® #	A2205697
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	138 St. Laurent Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K2

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Driveway

Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, None
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	43
Zoning	R1S

Listing Details

Listing Office	RE/MAX Connect
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