

\$380,000 - 138 St. Laurent Way, Fort McMurray

MLS® #A2205697

\$380,000

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!

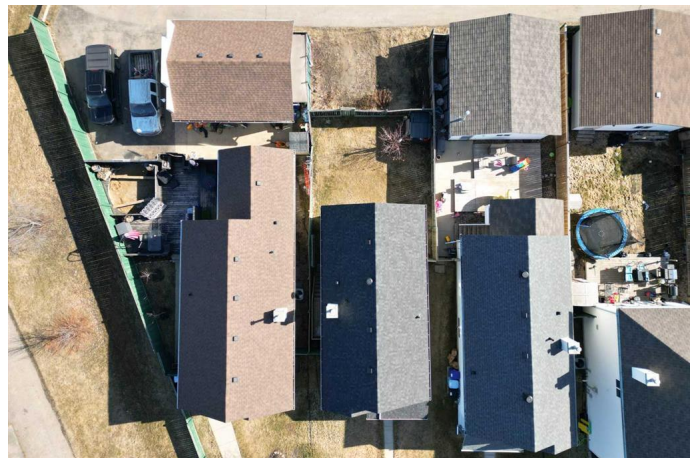
This 1565 SF home of total living space is the **PERFECT** Starter or investment property!

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 | \$380,000 |
| 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 | Off Street, Alley Access, Driveway |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, High Ceilings |
| 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 | Full, Finished |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | None, Playground |
| Lot Description | Back Lane |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 86 |
| Zoning | R1S |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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