

# \$399,000 - 157 St. Laurent Way, Fort McMurray

MLS® #A2242498

## \$399,000

5 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this well-maintained bi-level home located in a quiet and desirable area of Timberlea. This property features a new roof and furnace completed in 2023. The upstairs flooring is a luxury vinyl plank which was installed in 2020! The property is conveniently situated near schools and a park â€” perfect for families. The home offers a functional layout with bright living spaces and additional flexibility in the basement, which includes two spacious bedrooms and a large utility room ideal for storage! The backyard offers room to enjoy the outdoors, perfect for entertaining. With ample parking and a welcoming curb appeal, this home is move-in ready and full of potential!

Built in 2001

## Essential Information

MLS® # A2242498

Price \$399,000

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,016

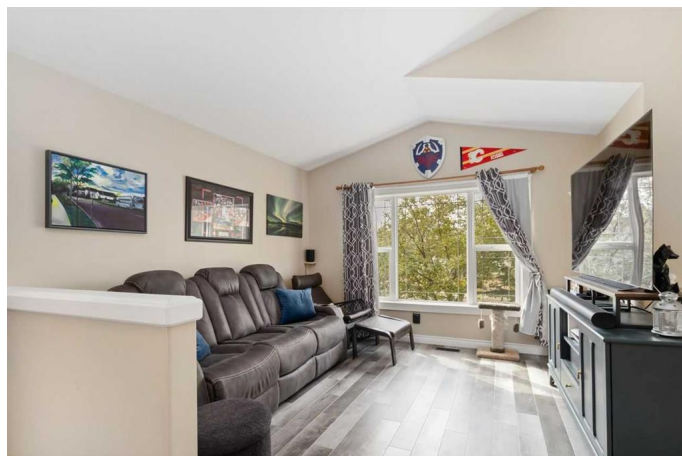
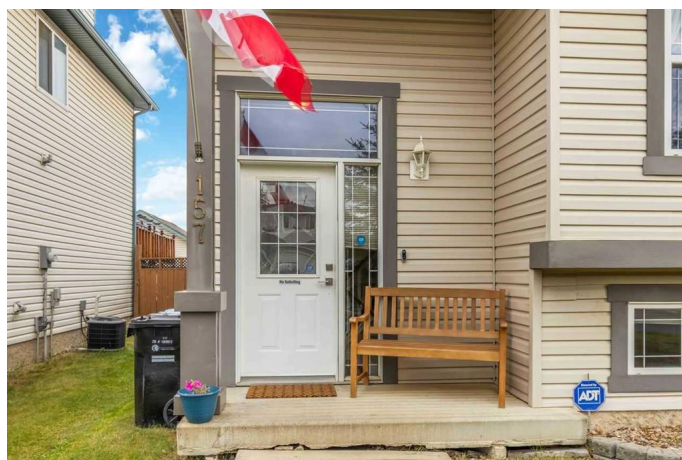
Acres 0.09

Year Built 2001

Type Residential

Sub-Type Detached

Style Bi-Level



Status	Active
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## Community Information

Address	157 St. Laurent Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K2

## Amenities

Parking Spaces	2
Parking	Alley Access, Driveway, Parking Pad

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Freezer, Microwave, Other, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	July 26th, 2025
Days on Market	50
Zoning	R1S

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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