\$399,000 - 169 St. Laurent Way, Fort McMurray

MLS® #A2263200

\$399,000

5 Bedroom, 3.00 Bathroom, 1,023 sqft Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 169 St. Laurent Way: the perfect starter home or investment opportunity. This turn-key bungalow with new shingles (2022) and an incredible 22x24 garage sits in one of Timberlea's most convenient locations. A playground is just across the street, schools are a short walk away, and groceries, restaurants, trails, and sports fields are all within minutes – a location that truly suits every lifestyle.

The exterior offers great curb appeal with a bright yellow front door and a clean blue-and-white façade, all complemented by the new shingles installed in July 2022. The yard is fully fenced and offers space for pets or children to play, while the oversized 22x24 garage provides parking for two vehicles or room to set up a workshop, gym, or hobby space.

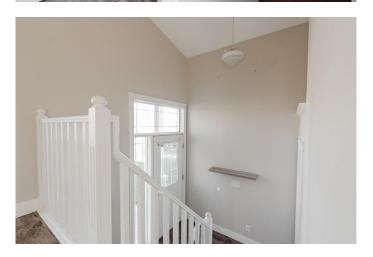
Inside, a warm and welcoming main floor awaits, with updated luxury vinyl plank flooring, vaulted ceilings, updated baseboards, and neutral paint throughout. The open-concept living space is bright and inviting, with a large front window that brings in natural light.

The kitchen features an island, tile backsplash, pantry, and a full suite of appliances. Down the hall, a four-piece bathroom with an updated vanity is conveniently located near the main living area, and the bedrooms are tucked away at the back of the home for added privacy.

There are three bedrooms on the main level, including a primary bedroom with a four-piece ensuite and access to the backyard where a







former home business was once set up, offering flexibility for future use.

The lower level offers even more space to enjoy, beginning with a large family room with high ceilings â€" perfect for movie nights, entertaining, or a kids' play area. Two generous bedrooms and a third bathroom complete the lower level, along with laundry and storage.

Available for immediate possession, this home offers affordability, function, and a low-maintenance lifestyle in a central location. Schedule your private tour today.

Built in 2001

Essential Information

MLS® # A2263200 Price \$399,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,023
Acres 0.08
Year Built 2001

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 169 St. Laurent Way

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2K2

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Insulated, Oversized, Garage

Faces Rear, Side By Side

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Level, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025

Days on Market 1

Zoning R1S

Listing Details

Listing Office The Agency North Central Alberta

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