

\$409,000 - 173 St. Laurent Way, Fort McMurray

MLS® #A2199323

\$409,000

4 Bedroom, 2.00 Bathroom, 905 sqft
Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 173 St Laurent Way! This beautifully updated bi-level offers modern style and comfort in the sought-after Timberlea neighborhood. With fantastic curb appeal, this home showcases fresh paint, stylish grey vinyl flooring, and a bright, open-concept layout.

The stunning white kitchen features a sleek tile backsplash, updated light fixtures, and newer stainless steel appliances (2020). With four spacious bedrooms—two up and two down—this home provides flexibility for a growing family, home office, or guest space. The updated upper-level bathroom includes double sinks and modern fixtures, while a second full bath adds convenience.

Enjoy outdoor living in the fully fenced and landscaped backyard, complete with a large deck, fire pit, built-in waterproof metal shed, and privacy screen. The three-car parking pad ensures plenty of space for vehicles.

The lower level features a generous recreation room, laundry area, ample storage, and a newer HOT WATER TANK (2020). Plus, the home has been upgraded with NEW 30-YEAR SHINGLES for long-lasting peace of mind.

Located near schools, parks, and shopping, this move-in-ready home is a must-see. Schedule your viewing today!

Built in 2001



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199323 |
| Price | \$409,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 905 |
| Acres | 0.08 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 173 St. Laurent Way |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2K2 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 4 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Sump Pump(s) |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 4th, 2025 |
| Days on Market | 55 |
| Zoning | R1S |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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