

\$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	8
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED
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