# \$544,900 - 162 St. Laurent Way, Fort McMurray

MLS® #A2265885

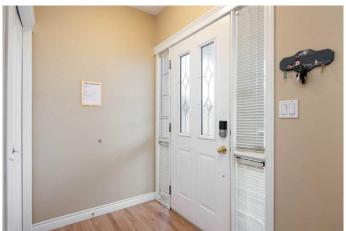
## \$544,900

4 Bedroom, 4.00 Bathroom, 1,838 sqft Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

CALLING ALL SAVVY BUYERS! BACKING ON TO THE PARK! Beautiful and Spacious 2 story home built by master builder Gannet Homes, features BRAND NEW shingles just installed (2025) has a separate entrance to a developed basement and offers lots to the savvy buyer! Looking for all the bells and whistles? You found it! From the grand foyer to the archways and pillars that greet you on the main floor, surrounded by hardwood and laminate flooring, with a big open concept kitchen, walk thru butler pantry to a mud room with main floor laundry, and stylish powder room for your guests. Perfect for the chef of the home is the kitchen which has loads of countertops, cabinets and a huge island, flowing seamlessly into the dining area and a beautiful great room with archways and pillars and cozy gas fireplace with above entertainment nook above, to entertain family and friends. Glide up the wide staircase to the second floor to discover 3 generous sized bedrooms, 2 bathrooms with the primary bedroom featuring a HUGE walk in closet and its own private bath that has jetted tub and separate shower. The basement is developed with a bedroom, flex room (being used now as a bedroom) family room, and a 4pc bathroom with jetted tub and cozy gas stove style fireplace. There is also separate laundry and a kitchenette. For boys with toys, The double attached garage is heated & the wide driveway has lots of room for parking! Sit on your back deck overlooking the park and enjoy summer







BBQ's or just relax and enjoy the sunshine! Sounds like your home? Call today and start packing!

#### Built in 2001

## **Essential Information**

MLS® # A2265885 Price \$544,900

Bedrooms 4

Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,838 Acres 0.11 Year Built 2001

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 162 St. Laurent Way

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2K2

#### **Amenities**

Utilities Cable Available, Electricity Available, Natural Gas Available, Phone

Available

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Heated Garage

# of Garages 2

#### Interior

Interior Features Jetted Tub
Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Fire Pit

Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 20th, 2025

Days on Market 2

Zoning R1S

## **Listing Details**

Listing Office RE/MAX Connect

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