

\$415,000 - 169 St. Laurent Way, Fort McMurray

MLS® #A2254974

\$415,000

5 Bedroom, 3.00 Bathroom, 1,023 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

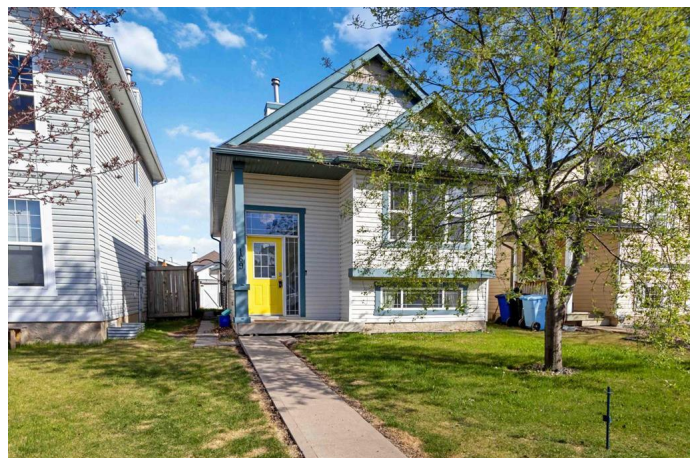
169 St Laurent boasts a bright, sunlit interior with expansive living room windows, an inviting entryway, and new main-floor flooring. The open-concept kitchen and dining area provide seamless flow, while the kitchen's pantry and island maximize the space. The primary bedroom features a four-piece ensuite bathroom with deck access. Main floor has three bedrooms are complemented by the development in the lower level with two additional bedrooms, a spacious recreation room, and another full four-piece bathroom. Storage and laundry complete this efficient design.

A double detached garage is accessible through the fenced yard via a side gate to the front, offering convenient family access. This property presents exceptional value for its size. Could be a great place to start for a growing family or for you to have a little more space. This home has a lot build into a small space. Recent updates include flooring, shingles, paint, baseboards and new weeping tile around the garage.

Built in 2001

Essential Information

MLS® #	A2254974
Price	\$415,000
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	T9K2K2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2025
-------------	---------------------

Days on Market	11
Zoning	R1S

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.