

# \$579,900 - 162 St. Laurent Way, Fort McMurray

MLS® #A2236952

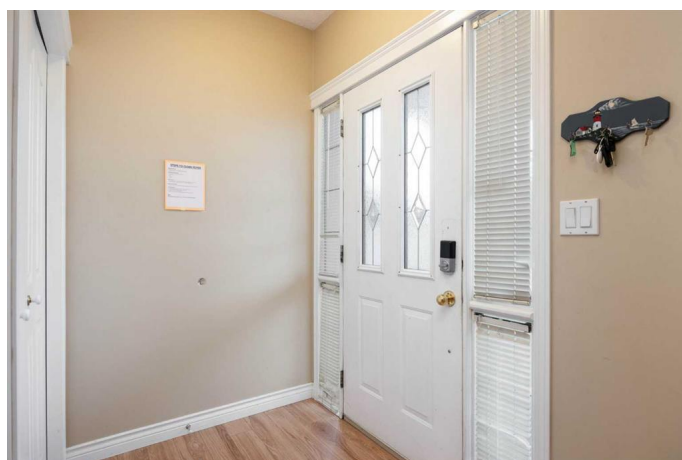
**\$579,900**

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



BBQâ€™s or just relax and enjoy the  
sunshine! Sounds like your home? Call today  
and start packing!

Built in 2001

### **Essential Information**

MLS® #	A2236952
Price	\$579,900
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	July 3rd, 2025
Days on Market	11
Zoning	R1S

## Listing Details

Listing Office	RE/MAX Connect
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