



**GRASSROOTS**  
REALTY GROUP

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**131 Lawrence Street  
Fort McMurray, Alberta**

**MLS # A2227159**



**\$749,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,115 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Jetted Tub, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** 2 fridges, 2 stoves, 2 dishwashers, 2 washer & dryer, 2 microwaves, windows covering, central a/c

Welcome to 131 Lawrence Street! This amazing executive property with 5 bedrooms and 3.5 bathrooms sits on a large 6,433 sqft lot with NO NEIGHBOURS BEHIND, VIEW OF THE POND in Lakewood and has a DOUBLE HEATED GARAGE. This home offers more than 3300 sqft of living space and has a BASEMENT SUITE for extra income or intergenerational living. As you enter, you will be welcome into the large high ceiling foyer. The living room has a gas fireplace with gorgeous modern wall behind, and it opens to the kitchen featuring a corner pantry, plenty of elegant white cabinetry, breakfast bar, huge windows that let in tons of natural light and has views of the green space. The main level also has a room for a gym or an office, a power room and a laundry room. On the upper floor, the stunning huge master bedroom features high ceiling, walk-in closet, plush carpet flooring, white columns with steps leading to a separate bonus area next to the large window overlooking the pond and a 5-piece ensuite with freestanding tub, separate stand-up shower and his and her sink. You will also find on the upper floor two good size bedrooms with modern walls and a 4-piece bathroom. The suite in the basement has its own separate entry into a mudroom, an open concept living room, dining room and kitchen space, a 4-piece bathroom, 2 bedrooms and separate laundry. In the backyard you will find two large sheds, a fire pit for summer entertainment and two decks, one for the upper level and one for the suite. The fence has a door for easy access the greenspace and pond behind the property. Don't miss the opportunity to own this one-of-a-kind property and book your showing today!