



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**100 Laurier Place  
Fort McMurray, Alberta**

**MLS # A2241836**



**\$489,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** N/A

Welcome to this rare 7-bedroom gem in the heart of Timberlea! Situated on a corner lot, this spacious home offers incredible value with an attached garage, a large driveway for extra parking, and no carpet—just beautiful laminate flooring throughout. Step inside to find two dining areas, an open-concept living room, and a functional kitchen layout perfect for families or entertaining. The main floor features three generous bedrooms, including a primary suite with a walk-in closet and a private ensuite bathroom. The fully developed basement offers four additional bedrooms, a huge rec room, and plenty of space for guests, hobbies, or rental potential. Enjoy outdoor living on the rear deck with a fenced yard, ideal for kids, pets, or summer BBQs. Located close to schools, parks, and all the essential amenities, this home has room for everyone and then some. Don't miss out on one of the few 7-bedroom homes in Timberlea—book your private tour today!