



**GRASSROOTS**  
REALTY GROUP

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**157 St. Laurent Way  
Fort McMurray, Alberta**

**MLS # A2242498**



**\$389,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Dishwasher, Deep Freezer, Microwave, Stove, Refrigerator, Washer/dryer, Window Coverings, Gun Safe, Shed.

Welcome to 157 St. Laurent Way, located in the Timberlea area. This home offers vaulted ceilings, updated stainless steel appliances, and recent upgrades including a new roof and furnace completed in 2023. The upstairs area features luxury vinyl plank flooring installed in 2020. With plenty of street parking available, along with a driveway accessed via alleyway, you will never have to worry about parking! This property is conveniently situated near a park, schools for all ages, grocery stores, bus stops, restaurants, and shopping centers. Book your own private tour today to see this beautiful property!