



GRASSROOTS
REALTY GROUP

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

MLS # A2254974



\$415,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,023 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete

Foundation: Poured Concrete

Features: Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1S

Utilities: -

Inclusions: Fridge, stove , dishwasher , washer , dryer

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.