



**145 Laurier Road
Fort McMurray, Alberta**

MLS # A2276082



\$389,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	819 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Looking for the perfect investment? I just found one for you. Both tenants are in place and would ideally like to stay. Tenants can enter from the front foyer. Parking is in the back as well as street parking out front. . Entrance to the upper unit can also be made through the back deck from the parking space. Open concept with eat-in kitchen and spacious living room. 2 bedrooms and a 5 piece bath complete the upper level. Downstairs space is a full kitchen with a 3 piece bath and stand up shower. Living area along with 2 bedrooms. Each unit has their own laundry. Perfect set up to live upstairs and have tenants in basement pay rent. Let's get the ball rolling and have this deal done by spring.