



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

**MLS # A2299170**



**\$529,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Timberlea  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,833 sq.ft.   | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Heated Garage, Parking Pad, S |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Landscaped, Private             |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Wood   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt  | <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>   | Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** Stove, Dishwasher, 2 Fridges, 2 Washer/Dryer, Microwave, All Window Coverings, Furniture Negotiable.

**BACKING ONTO PARK | SEPARATE ENTRY | BRAND NEW SHINGLES (2025) | DOUBLE ATTACHED HEATED GARAGE | CENTRAL A/C.** Welcome to 162 St. Laurent Way - a spacious and well-designed 2-storey family home offering over 2,700 sq ft of TOTAL LIVING SPACE and backing directly onto a peaceful park setting. From the moment you arrive, you're greeted by a charming front porch and a double attached garage with a wide driveway for ample parking. Step inside to a bright foyer that opens into a thoughtfully laid-out main floor featuring warm elegant archways, and a welcoming living room complete with a cozy gas fireplace. The kitchen is the heart of the home, offering extensive cabinetry, generous counter space, and a large central island, perfect for cooking and entertaining. A walk-through pantry connects seamlessly to the mudroom and main floor laundry, adding everyday convenience. The dining area is filled with natural light and overlooks the backyard and greenspace. Upstairs, you'll find 3 well-sized bedrooms, including a spacious primary retreat featuring a large walk-in closet and private ensuite with a jetted tub and separate shower. A full 4-piece bathroom completes the upper level. The fully developed basement with SEPARATE ENTERACE offers incredible flexibility, featuring a large rec room, 2 additional bedrooms, a full bathroom, and a kitchenette setup, ideal for guests, extended family, or potential income opportunities. Step outside to enjoy your backyard backing directly onto a park, providing added privacy and no direct rear neighbors, perfect for relaxing, kids, or summer gatherings. Additional features: Central A/C, Brand new shingles (2025), and Heated double attached garage (22'x 20'). This home checks all the boxes, space, comfort, and location. Don't miss your opportunity to own this

incredible property, call or text for viewing today!