

# \$530,900 - 162 St. Laurent Way, Fort McMurray

MLS® #A2265885

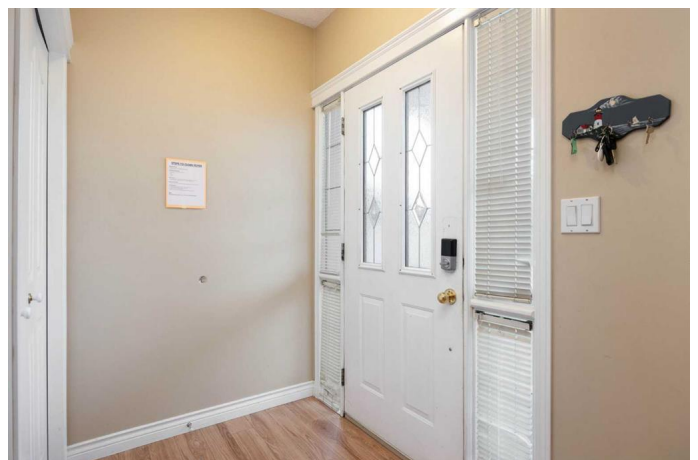
**\$530,900**

4 Bedroom, 4.00 Bathroom, 1,838 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

CALLING ALL SAVVY BUYERS! BACKING ON TO THE PARK! Beautiful and Spacious 2 story home built by master builder Gannet Homes, features BRAND NEW shingles just installed (2025) has a separate entrance to a developed basement and offers lots to the savvy buyer! Looking for all the bells and whistles? You found it! From the grand foyer to the archways and pillars that greet you on the main floor, surrounded by hardwood and laminate flooring, with a big open concept kitchen, walk thru butler pantry to a mud room with main floor laundry, and stylish powder room for your guests. Perfect for the chef of the home is the kitchen which has loads of countertops, cabinets and a huge island, flowing seamlessly into the dining area and a beautiful great room with archways and pillars and cozy gas fireplace with above entertainment nook above, to entertain family and friends. Glide up the wide staircase to the second floor to discover 3 generous sized bedrooms, 2 bathrooms with the primary bedroom featuring a HUGE walk in closet and its own private bath that has jetted tub and separate shower. The basement is developed with a bedroom, flex room (being used now as a bedroom) family room, and a 4pc bathroom with jetted tub and cozy gas stove style fireplace. There is also separate laundry and a kitchenette. For boys with toys, The double attached garage is heated & the wide driveway has lots of room for parking! Sit on your back deck overlooking the park and enjoy summer



BBQâ€™s or just relax and enjoy the  
sunshine! Sounds like your home? Call today  
and start packing!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265885    |
| Price          | \$530,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,838       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 162 St. Laurent Way |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 2K2             |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Available, Natural Gas Available, Phone Available |
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Attached, Heated Garage, Concrete Driveway                       |
| # of Garages   | 2                                                                              |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | Jetted Tub  |
| Appliances        | See Remarks |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 2                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Full                    |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Fire Pit        |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 20                 |
| Zoning         | R1S                |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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