

\$399,000 - 157 St. Laurent Way, Fort McMurray

MLS® #A2242498

\$399,000

5 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this well-maintained bi-level home located in a quiet and desirable area of Timberlea. This property features a new roof and furnace completed in 2023. The upstairs flooring is a luxury vinyl plank which was installed in 2020! The property is conveniently situated near schools and a park – perfect for families. The home offers a functional layout with bright living spaces and additional flexibility in the basement, which includes two spacious bedrooms and a large utility room ideal for storage! The backyard offers room to enjoy the outdoors, perfect for entertaining. With ample parking and a welcoming curb appeal, this home is move-in ready and full of potential!

Built in 2001

Essential Information

MLS® # A2242498

Price \$399,000

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,016

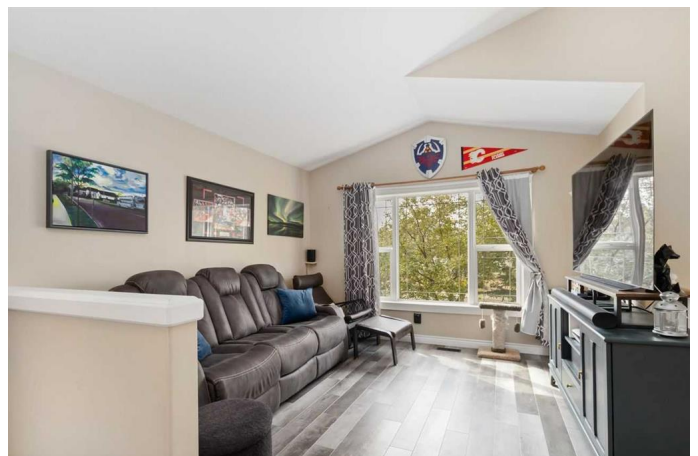
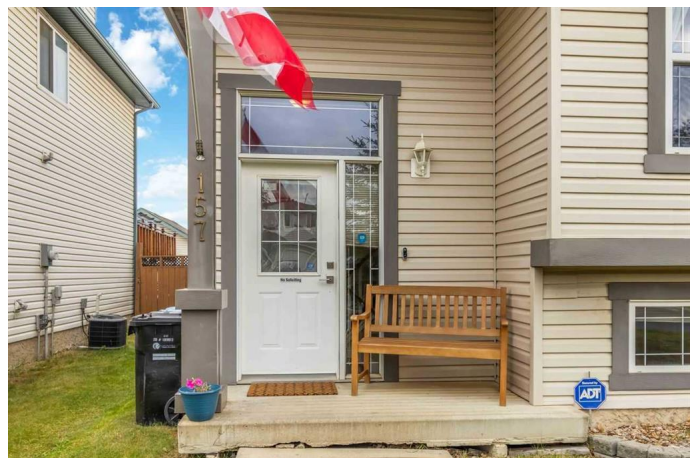
Acres 0.09

Year Built 2001

Type Residential

Sub-Type Detached

Style Bi-Level



Status	Active
--------	--------

Community Information

Address	157 St. Laurent Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K2

Amenities

Parking Spaces	2
Parking	Alley Access, Driveway, Parking Pad

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2025
Days on Market	34
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.