



## 126 St. Laurent Way Fort McMurray Alberta

\$411,000

Nestled in the heart-warming community of Timberlea, Fort McMurray, this delightful 2-story home, boasting over 1300 square feet of lovingly maintained space, is your ideal starter home. A blend of comfort and convenience, it's perfect for a growing family, thanks to its close proximity to top-rated schools and essential amenities. Step into the heart of the home - a cozy, eat-in kitchen, complete with stainless steel appliances and a walk-in pantry, offering generous storage for all your kitchen essentials. This is a space where family recipes come to life and morning conversations spark the day's adventures. The living room, anchored by a charming fireplace and bathed in natural light from a large window, is a haven for relaxation and family time. It's where stories are shared, and memories are made. Upstairs, the primary bedroom is a retreat of its own, featuring a big closet and an accompanying 3-piece ensuite, providing a private escape after a long day. Two more bedrooms and a 4-piece main bathroom ensure ample space for the entire family. A standout feature is the expansive 24 x 26 heated garage with a practical loft - a dream space for your vehicles, hobbies, or additional storage. The backyard is your private outdoor oasis, with a sizeable deck and a large shed, perfect for summer gatherings and tranquil evenings. Now, let's talk about a hidden gem - the basement. Partially finished with a rec room, it's a versatile space that's ready for your personal touch. There's potential for another bedroom and a 3-piece bathroom, offering endless possibilities for expansion. Inclusions like the fridge, stove, dishwasher, microwave, window coverings, shed, garage heater, garage door opener & remote, coupled with a new roof installed last year, make this home a worry-free choice. Close to great schools, parks, shopping, and transportation, this home isn't just a dwelling; it's...

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 10.83 Ft x 8.42 Ft

Bedroom 10.92 Ft x 8.42 Ft

Primary Bedroom 14.92 Ft x 12.42 Ft

Recreational, Games room 18.08 Ft x 12.33 Ft

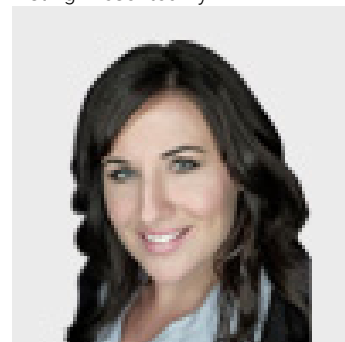
2pc Bathroom Measurements not available

Other 9.08 Ft x 11.42 Ft

Kitchen 9.92 Ft x 11.33 Ft

Living room 13.25 Ft x 12.83 Ft

Listing Presented By:



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RE/MAX FORT MCMURRAY

<http://www.soldbymelanie.ca>

**RE/MAX**

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