



156 Laurier Road Fort McMurray Alberta

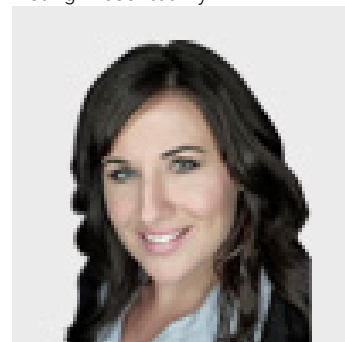
\$529,900

Welcome to 156 Laurier Rd!! YOU WON'T FIND ANOTHER HOME LIKE IT!! 6 BEDROOM BI-LEVEL WITH 3 BEDROOM LEGAL SUITE, 10,079 SQ FT CORNER LOT, RV PARKING, HEATED 23 x27 DETACHED GARAGE + MORE! Fantastic Revenue Potential!! - Located in the heart of Timberlea close to all amenities, bus routes & schools. Main floor offers a open concept kitchen, dining & living room, 3 bedrooms + 2 full baths. The kitchen has recently been updated with new GRANITE countertops, tile backsplash & lighting. Spacious eat in kitchen with large island, corner pantry and garden doors leading to the backyard. Primary bedroom has 4pc ensuite with soaker tub & walk in closet. The lower level has a separate entrance to a 3 bedroom LEGAL suite with full kitchen, separate laundry, living room and large 5pc bath. You won't find many lots of this size, sitting over 10,000 sq ft this backyard is a rare find with detached double car garage, fire-pit area, RV parking, landscaped and fully fenced. The front attached garage was previously used for a business which can easily be converted back to allow for a second garage or used for business purposes. Other notables, Roof 2022, Hot Water Tank (Aug 2022) Furnace Dec 2016, Garage Heater 2022, In-Ground Sprinkler System, back lane access with additional parking & more. Call today to view! (id:6769)

5pc Bathroom .00 Ft x .00 Ft
Bedroom 9.33 Ft x 12.50 Ft
Kitchen 11.00 Ft x 13.08 Ft
Living room 16.08 Ft x 11.00 Ft
Bedroom 10.92 Ft x 10.00 Ft
Bedroom 13.17 Ft x 13.00 Ft
Bedroom 10.58 Ft x 8.50 Ft
Dining room 10.25 Ft x 13.17 Ft
4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft
Kitchen 8.17 Ft x 15.17 Ft
Living room 11.50 Ft x 21.67 Ft
Primary Bedroom 14.00 Ft x 18.92 Ft
Recreational, Games room 19.17 Ft x 18.00 Ft
Bedroom 13.08 Ft x 10.33 Ft
Laundry room 7.33 Ft x 10.00 Ft
Laundry room .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

<http://kyoungrealestate.com>



RE/MAX Fort McMurray

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net