



## 201 St. Laurent Way Fort McMurray Alberta

\$419,900

Welcome to 201 St Laurent Way: This turnkey, bright, and beautiful two-story home offers a stress-free, low-maintenance lifestyle in one of Fort McMurray's most sought-after neighbourhoods. With significant updates, including a new furnace and hot water tank (2021), new appliances (2023), new shingles and siding (2018), and fresh paint throughout, this home is ready for its next owners. The exterior features updated black and grey vinyl siding and a charming covered front porch, making this home a standout on the block. Inside, a bright and airy living room welcomes you with white walls and light hardwood floors, creating a fresh and inviting atmosphere. Large windows overlook the front yard, filling the space with natural light. The main floor also includes a convenient laundry area and powder room. The kitchen, located at the back of the main level, is a highlight with white cabinets, black finishes, an updated black faucet, and new stainless steel appliances, including a gas stove. The pantry provides ample storage space, the dining room is spacious enough for gatherings, and the back deck, equipped with a gas line for a BBQ or fire table, is perfect for outdoor entertaining. The fully fenced yard includes a shed for additional storage and parking for three to four vehicles behind the fence. The second level of the home offers a private setting for three bedrooms and a four-piece bathroom. The primary suite is generously sized, accommodating a king-size bed, while the two additional bedrooms are perfectly sized for comfort. The basement features a fourth bedroom, a large family room, and a three-piece bathroom. Baseboard heaters ensure warmth during cooler months, and a new sump pump is located in the closet under the stairs. With central air conditioning (2018) and numerous other features to love, schedule a private tour of your next home today. (id:6769)

4pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 10.17 Ft x 8.67 Ft

Bedroom 8.17 Ft x 12.58 Ft

Primary Bedroom 13.83 Ft x 10.42 Ft

3pc Bathroom 5.75 Ft x 6.25 Ft

Bedroom 12.58 Ft x 9.83 Ft

Family room 17.58 Ft x 20.33 Ft

Furnace 5.58 Ft x 6.50 Ft

2pc Bathroom 5.42 Ft x 8.08 Ft

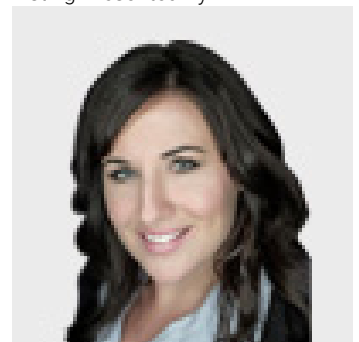
Dining room 9.33 Ft x 11.42 Ft

Kitchen 12.92 Ft x 11.00 Ft

Living room 13.75 Ft x 12.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

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