



GRASSROOTS
REALTY GROUP

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130 St. Laurent Way
Fort McMurray, Alberta

MLS # A2327695



\$425,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,331 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Floor Furnace, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: fridge, stove, dishwasher, hood fan, washer/dryer, fridge in garage 'as is

WOW1 FANTASTIC 2 storey home situated in the heart of Timberlea, nestled near schools, bus route and within easy access to all amenities. If you are looking for a starter home, then look no further, this home is priced to move and features a spacious main floor, kitchen with dining area and garden/patio doors leading to your back deck which has direct access to your huge garage! Upstairs you will find 3 good size bedrooms, 2 full baths with the primary bedroom having its own ensuite. The basement is developed with family room, bedroom and storage. The detached garage is perfect for the mechanic or to store all your toys. Call to view today~ Act fast this one will go quick!