



GRASSROOTS
REALTY GROUP

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53, 100 St.Laurent Way
Fort McMurray, Alberta

MLS # A2333224



\$245,000

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	2 Storey, Acreage with Residence		
Size:	1,114 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Stand Up A/C, storage and floating shelf in bathroom, bbq, house keys x4, mail keys x2 Honeywell Security system, not hooked up.

Open House Tuesday August 11th 5:00pm-7:00pm | Welcome to 53-100 St. Laurent Way, a bright and freshly updated two-bedroom townhouse offering a developed basement, two parking stalls and a front-facing location within a well-managed four plex. With neutral finishes, functional living spaces and recent updates throughout, this inviting home is an excellent option for first-time buyers, investors or anyone seeking low-maintenance living in a convenient Timberlea location. A covered front step creates a welcoming entrance, with the stairs updated in 2025 and a mature apple tree adding charm to the front yard. Two assigned parking stalls provide everyday convenience, while a natural gas line and included barbecue make outdoor cooking easy throughout the warmer months. Inside, the main level feels fresh and welcoming with white walls, laminate flooring and new paint completed in 2026. The living room is finished with Hunter Douglas blinds, while the adjoining kitchen offers white cabinetry, white subway tile backsplash (2020), laminate countertops and stainless steel appliances. A pantry provides valuable storage, and the included movable island adds additional workspace and flexibility to the layout. The main-level two-piece bathroom has also been freshly painted and features a floating vanity, coordinating dark wood mirror and a floating shelf above the toilet. Upstairs, two comfortable bedrooms and a four-piece bathroom are found. The generously sized primary bedroom easily accommodates a king-sized bed and offers direct access to the bathroom, along with a wall-to-wall closet for exceptional storage. The bathroom's floating shelf is included, while the second bedroom offers flexibility for children, guests or a home office. The upper-level walls were painted in 2020, with the exception of the smaller bedroom that has its own mountain feature

wall. The developed basement provides even more room to enjoy, featuring a large open recreation room with carpet and great lighting. This versatile space is ideal for movie nights, a games room, play area or home gym. The laundry and utility room offers additional storage. Condominium fees include water, sewer, garbage removal, exterior maintenance and condominium insurance making this a great investment property. With a functional layout, developed basement, two parking stalls and a fresh, move-in-ready interior, this charming townhouse offers excellent value and comfortable living. Select furniture may also be negotiable.