



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

70, 100 St. Laurent Way
Fort McMurray, Alberta

MLS # A2338421



\$219,900

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,209 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 463
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions:	N/a
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REDUCED BELOW MARKET VALUE!!! Welcome to this spacious 3-bedroom townhouse in the heart of Timberlea, offering a fantastic location close to schools, parks, shopping, restaurants and other everyday amenities. The main floor features updated laminate flooring throughout and a bright, comfortable living space with patio doors leading to the rear patio and grassy area—perfect for enjoying your morning coffee or summer evenings. The kitchen offers plenty of cabinetry and counter space, along with stainless steel appliances and a tile backsplash. A convenient 2-piece bathroom completes the main level. Upstairs you’ll find three generous bedrooms with newly painted neutral walls, including a spacious primary bedroom with access to a full 4-piece bathroom. The partially finished basement adds even more usable living space with a large family/rec room, laundry and plenty of storage, while still offering an opportunity to customize the remaining space to suit your needs. Outside, enjoy a rear deck and the convenience of two assigned parking stalls. Condo fees include water. Whether you’re a first-time buyer, investor or simply looking for an affordable home with plenty of space in a well-established Timberlea neighbourhood, this property is definitely worth a look. Affordable, spacious and conveniently located close to schools and shopping.