



GRASSROOTS
REALTY GROUP

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203 Laurier Lane
Fort McMurray, Alberta

MLS # A2348493



\$640,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,335 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Underground S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Recessed Lighting, Stone Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer and dryer, window coverings, central air, garage heater, garage door opener x2, garage remotes x4, in-ground sprinkler system, reverse osmosis system, water softener.

TWO GARAGES, an oversized corner lot, RV and boat parking, and a home that has been meticulously cared for , 203 Laurier Lane offers an impressive combination of space, pride of ownership and functionality. From the moment you step inside, the tall ceilings, large windows and abundance of natural light create a bright and welcoming atmosphere. The main living area features a unique open-concept design with the dining room and renovated kitchen overlooking the living room below, creating great connection between the spaces while still allowing each area to feel defined. The beautifully updated kitchen features granite countertops, a modern backsplash, plenty of workspace and a layout that is ideal for both everyday living and entertaining. Upstairs you will find generously sized bedrooms along with granite countertops in the bathrooms, while the lower level adds even more usable living space with a spacious recreation room ready for movie nights, a games area, home gym or additional family room. Comfort and convenience continue with central A/C, a reverse osmosis system and water softener already in place. Outside, the oversized corner lot is a standout feature, offering added privacy, back-alley access and excellent parking options including dedicated space for an RV, boat, trailers or recreational toys. The two garages provide even more flexibility for vehicles, storage, hobbies and projects. Located close to shopping and everyday amenities, this exceptionally well-maintained home delivers the space, parking, upgrades and lifestyle features buyers are looking for. If you need room for the family, room for the vehicles and room for the toys, 203 Laurier Lane deserves to be at the top of your list.