

# **\$749,900 - 131 Lawrence Street, Fort McMurray**

MLS® #A2227159

**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,115 sqft

Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 131 Lawrence Street! This amazing executive property with 5 bedrooms and 3.5 bathrooms sits on a large 6,433 sqft lot with NO NEIGHBOURS BEHIND, VIEW OF THE POND in Lakewood and has a DOUBLE HEATED GARAGE. This home offers more than 3300 sqft of living space and has a BASEMENT SUITE for extra income or intergenerational living. As you enter, you will be welcome into the large high ceiling foyer. The living room has a gas fireplace with gorgeous modern wall behind, and it opens to the kitchen featuring a corner pantry, plenty of elegant white cabinetry, breakfast bar, huge windows that let in tons of natural light and has views of the green space. The main level also has a room for a gym or an office, a power room and a laundry room. On the upper floor, the stunning huge master bedroom features high ceiling, walk-in closet, plush carpet flooring, white columns with steps leading to a separate bonus area next to the large window overlooking the pond and a 5-piece ensuite with freestanding tub, separate stand-up shower and his and her sink. You will also find on the upper floor two good size bedrooms with modern walls and a 4-piece bathroom. The suite in the basement has its own separate entry into a mudroom, an open concept living room, dining room and kitchen space, a 4-piece bathroom, 2 bedrooms and separate laundry. In the backyard you will find two large sheds, a fire pit for summer entertainment and two decks, one for the



upper level and one for the suite. The fence has a door for easy access the greenspace and pond behind the property. Don't miss the opportunity to own this one-of-a-kind property and book your showing today!

Built in 2004

### Essential Information

MLS® #	A2227159
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,115
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	131 Lawrence Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2S4

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, Jetted Tub, Pantry, Separate Entrance, Walk-In Closet(s)
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit, Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Private, See Remarks, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Shingle Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	17
Zoning	R1

## Listing Details

Listing Office	KIC Realty
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