

# \$489,900 - 100 Laurier Place, Fort McMurray

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MLS® #A2241836

**\$489,900**

7 Bedroom, 3.00 Bathroom, 1,401 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this rare 7-bedroom gem in the heart of Timberlea! Situated on a corner lot, this spacious home offers incredible value with an attached garage, a large driveway for extra parking, and no carpet—just beautiful laminate flooring throughout.

Step inside to find two dining areas, an open-concept living room, and a functional kitchen layout perfect for families or entertaining. The main floor features three generous bedrooms, including a primary suite with a walk-in closet and a private ensuite bathroom.

The fully developed basement offers four additional bedrooms, a huge rec room, and plenty of space for guests, hobbies, or rental potential.

Enjoy outdoor living on the rear deck with a fenced yard, ideal for kids, pets, or summer BBQs. Located close to schools, parks, and all the essential amenities, this home has room for everyone and then some.

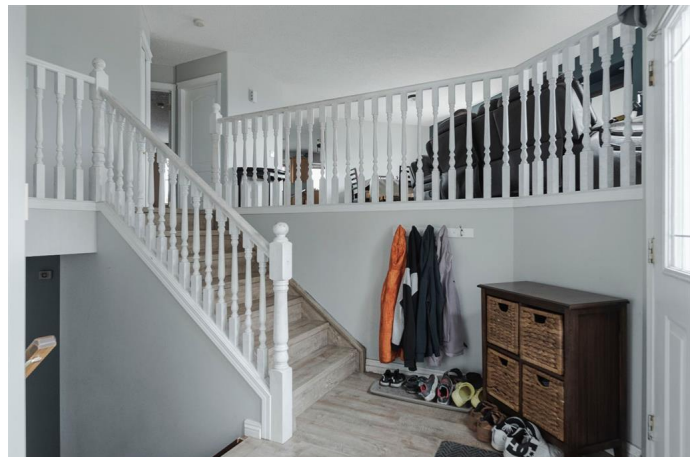
Don't miss out on one of the few 7-bedroom homes in Timberlea—book your private tour today!

Built in 2002

## Essential Information

MLS® #

A2241836



|                |             |
|----------------|-------------|
| Price          | \$489,900   |
| Bedrooms       | 7           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,401       |
| Acres          | 0.13        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 100 Laurier Place |
| Subdivision | Timberlea         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | t9k2l4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range |
| Heating           | Forced Air                                                                                                   |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full                                                                                                         |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Back Yard, Corner Lot |
| Roof            | Asphalt Shingle       |
| Construction    | Vinyl Siding          |
| Foundation      | Poured Concrete       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 107             |
| Zoning         | R1S             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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