

36, 100 St. Laurent Way  
Fort McMurray, Alberta

MLS # A2274531



# \$219,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** as is where is

Affordable and well-maintained, this home is an excellent opportunity for first-time buyers or investors looking to start building equity. Offering a functional layout with comfortable living spaces, this property features bright interiors, convenient in-suite laundry, and assigned parking. The lower level is unfinished and ready for your personal touch. Quick possession is available, making it easy to move right in. Don't miss this value-packed home—book your viewing today!