

**145 Laurier Road  
Fort McMurray, Alberta**

**MLS # A2276082**



# \$389,000

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Looking for the perfect investment? I just found one for you. Both tenants are in place and would ideally like to stay. Tenants can enter from the front foyer. Parking is in the back as well as street parking out front. . Entrance to the upper unit can also be made through the back deck from the parking space. Open concept with eat-in kitchen and spacious living room. 2 bedrooms and a 5 piece bath complete the upper level. Downstairs space is a full kitchen with a 3 piece bath and stand up shower. Living area along with 2 bedrooms. Each unit has their own laundry. Perfect set up to live upstairs and have tenants in basement pay rent. Let's get the ball rolling and have this deal done by spring.