

\$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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