

\$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. Donâ€™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) |
|-------------------|--|

| | |
|-----------------|--|
| 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 | Vinyl Siding, Wood Frame, Shingle Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 4 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.