

# \$445,000 - 161 Roy Lane, Fort McMurray

MLS® #A2187087

**\$445,000**

4 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.08 Acres

Abasand, Fort McMurray, Alberta

Surrounded by the beautiful trail system of Abasand, 161 Roy Lane is a beautifully maintained home with updates including shingles, windows, doors and insulation (2017). The curb appeal will impress you the minute you arrive and welcomes you to the front covered porch, the perfect place to enjoy your morning coffee. Inside the entrance with double coat closet opens to the living room with gas fire place. Next to the living room is the eat-in kitchen with pantry and stainless steel appliances including a double oven! Also located on this level is the half bathroom. Upstairs, are 3 good sized bedrooms including the primary with a large walk in closet! The 4 piece bathroom completes this level. The basement is fully developed with a family room, 4th bedroom, 4 piece bathroom, laundry room and walk-in storage closet! The backyard is it's own little oasis and leads to DOUBLE HEATED GARAGE with room to park behind and back alley access which BACKS ONTO GREEN SPACE, which is home to the "butterfly park" and gorgeous park leading to the trail system. As an added bonus, this home offers central air! Title insurance in lieu of a real property report.

Built in 2004

## Essential Information

MLS® #                   A2187087

Price                     \$445,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,355
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	161 Roy Lane
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L9

### Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Smoking Home, Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Central Air Conditioner, Electric Stove
Heating	Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Lighting, Rain Gutters, Storage
-------------------	---

Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space
Roof	Shingle
Construction	Concrete, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 12th, 2025
Days on Market	111
Zoning	R1P

### **Listing Details**

Listing Office	People 1st 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.