

**141 Roy Lane**  
**Fort McMurray, Alberta**

**MLS # A2226712**



**\$499,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Abasand  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,395 sq.ft.   | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, Rear Drive                      |               |                   |
| <b>Lot Size:</b> | 0.08 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low M |               |                   |

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|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Vinyl  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding  | <b>Zoning:</b>    | R1P |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** Stainless Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Central Vac + Attachments, Washer & Dryer in the basement, TV wall mounting bracket in the living room, Air Conditioner, Garage Heater, Garage door overhead opener + remote, Front door key

A Hidden Gem with Stunning Views, welcome to 141 Roy Lane! Tucked away in a quiet cul-de-sac, this beautiful laneway home offers the perfect blend of comfort, style, and privacy—backing onto greenspace and overlooking the scenic Athabasca River Valley. With over 1,300 sq.ft.+ of thoughtfully designed living space, this property is for all. Step inside from the charming front porch into a spacious foyer that sets the tone for the rest of the home. The main level features engineered hardwood flooring, large windows that flood the space with natural light, and an open-concept layout. The modern kitchen features white shaker-style cabinetry, white subway tile backsplash, stainless steel appliances, and an eat-up island with added storage—perfect for entertaining. Just off the kitchen, the back deck is equipped with a natural gas BBQ hookup. A large pantry and 2-piece powder room complete the main floor. Upstairs, you’ll find a spacious primary bedroom at the rear of the home with tranquil views—perfect for catching the Northern Lights. The primary suite includes a 3-piece ensuite with an oversized walk-in shower and generous vanity. Two additional bedrooms offer excellent closet space and share a well-appointed 4-piece bathroom. Convenient upstairs laundry and a large linen closet add everyday functionality. The fully finished basement expands your living options with a large rec/family room, 4th bedroom, another 4-piece bathroom, and second set of laundry—plus a separate entry, making it ideal for guests or extended family. Enjoy a low-maintenance gravel yard and ample parking alongside the 23x21 heated detached garage, with room for vehicle or additional items. This move-in-ready home offers flexibility, comfort, and unbeatable value in a family-friendly neighborhood. Don’t miss

out&mdash;schedule your private showing today!