

# \$499,900 - 141 Roy Lane, Fort McMurray

MLS® #A2226712

**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,395 sqft

Residential on 0.08 Acres

Abasand, Fort McMurray, Alberta

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 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



â€”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. Donâ€™t miss outâ€”schedule your private showing today!

Built in 2015

### Essential Information

MLS® #	A2226712
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,395
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	141 Roy Lane
Subdivision	Abasand
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 1L9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Rear Drive
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	13
Zoning	R1P

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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