

# \$799,000 - 170 Community Lane, Saprae Creek

MLS® #A2211352

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,079 sqft

Residential on 1.76 Acres

Saprae Creek Estates, Saprae Creek, Alberta

This is the year you make the move to Saprae Creek Estates!

Welcome to 170 Community Lane – a home that captures the true essence of country living with all the modern comforts you’ve been looking for.

Set on a massive 1.76-acre lot, this updated 1.5-storey home offers over 2,000 ft<sup>2</sup> of living space, surrounded by nature yet just 25 minutes from downtown Fort McMurray. As you drive up, the beautifully landscaped yard, oversized paved driveway, and double attached garage immediately set the tone – there’s room for all your vehicles, toys, and hobbies here.

Step inside and you’re greeted by soaring vaulted ceilings and a wall of floor-to-ceiling windows that flood the main living space with natural light. Cozy up around the fireplace, entertain in the spacious dining area, or step outside to the rear deck – perfect for BBQs, family dinners, or simply soaking in the peaceful surroundings.

The kitchen is designed for real life: tons of counter space, storage, and an easy flow that makes cooking and hosting a breeze. Need a quieter spot? The additional family room leads to a charming screened-in porch – ideal for lazy summer evenings without the bugs. A mudroom and convenient 2-piece bathroom round out the practical and welcoming main



floor layout.

Upstairs, two generous bedrooms, a full bathroom, and a laundry room offer plenty of space for family and guests. The primary suite is a true retreat, complete with a modern 3-piece ensuite that blends style and comfort.

Downstairs, you'll find even more space with a large recreation room, a great-sized bedroom with its own 3-piece ensuite, and tons of storage. Whether you need a separate area for guests, older kids, or a home office setup, this home offers flexibility to suit your lifestyle.

Major updates have been taken care of for you â€” windows, siding, and shingles (2016), plus a new hot water tank (2019). Municipal water and sewer connections add peace of mind, making rural living even easier.

Living in Saprae Creek Estates means space, privacy, and community. You're surrounded by two golf courses, Vista Ridge for skiing and tubing, quad trails, and the Sno-Drifters Trail System. Whether you love outdoor adventures or simply crave the freedom of rural residential living, 170 Community Lane puts it all at your fingertips.

Donâ€™t miss your opportunity to experience the space, character, and lifestyle that only Saprae Creek can offer. Book your showing today and start your next chapter here.

Built in 1993

**Essential Information**

MLS® #	A2211352
Price	\$799,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,079
Acres	1.76
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### Community Information

Address	170 Community Lane
Subdivision	Saprae Creek Estates
City	Saprae Creek
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5B4

### Amenities

Parking	Double Garage Attached, Driveway, Heated Garage, Insulated, Parking Pad, Asphalt
# of Garages	2

### Interior

Interior Features	Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	20
Zoning	SE

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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