



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 LABOUCANE Crescent, Fort McMurray T9K2M2**

MLS® #: **A2121443**

Area: **Timberlea**

Listing Date: **04/08/24**

List Price: **\$609,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2002**

Lot Information

Lot Sz Ar:

**5,758 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,637**

Low Sqft:

Ttl Sqft:

**1,637**

DOM

**41**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Double Garage Attached,Driveway,Interlocking Driveway,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Granite Counters,High Ceilings,Jetted Tub,Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"
Kitchen	Main	15`0" x 11`7"
Bedroom - Primary	Main	15`0" x 14`2"
Bedroom	Upper	10`0" x 16`0"
Game Room	Basement	30`0" x 17`0"
Dinette	Main	12`0" x 12`7"

Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"
Dinette	Main	12`0" x 12`7"
Living Room	Main	19`5" x 19`7"
Bedroom	Upper	14`0" x 11`0"
Bedroom	Basement	9`0" x 17`11"
Foyer	Main	9`0" x 7`4"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0125131**

Remarks

Pub Rmks:

**108 Laboucane Cres - This gorgeous modified bi-level is located on a beautiful street in Timberlea. As you approach you will be welcomed with gorgeous curb appeal, interlocking oversized driveway and a massive oversized GARAGE. Inside you will find an oversized foyer leading you to the main floor with maple hardwood flooring and an abundance of natural lighting beaming throughout the open concept floor plan. The large living room is a great space to relax or entertain with a cozy gas fireplace. The main floor features 11 foot ceiling height, the kitchen features tons of countertop and cupboard space, with a massive eat up Island area and granite countertops; and stainless steal appliances. The dinette area is also oversized great for having large family gatherings and direct access to your back deck with a pergola. The deck leads to your fully fenced backyard and large gazebo area. Lets's go back inside; the main floor also boasts a massive primary room with large walk in closet and full 4 piece en-suite with a large corner jetted tub area. The upper level has 2 more massive bedrooms and a full 4 piece bathroom. The basement is fully developed with 10 foot ceilings, oversized windows giving you tons of natural lighting and has built in surround sound. You will also find another bedroom and 3 piece bathroom and lots of storage as the home owner finished under the stairs; no space is wasted in this home!!! The GARAGE is massive and features high ceilings, built in shelving and work spaces!! Don't wait Pride of ownership definitely shines through ; book your private viewing today.**

Inclusions:

**Fridge, stove, dishwasher, washer, dryer, garage door opener with remote , gazebo, pergola on back deck, fridge, and garage, freezer under the stairs, wired for surroundsound in basement**

Property Listed By:

**COLDWELL BANKER UNITED**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**







