



THE
A-TEAM

**RE/MAX
FIRST**

106 LABOUCANE Bay, Fort McMurray T9K 2M1

MLS®#: **A2188402**

Area: **Timberlea**

Listing Date: **01/20/25**

List Price: **\$749,999**

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**

Finished Floor Area
Abv Sqft: **2,451**
Low Sqft:
Ttl Sqft: **2,451**

Lot Information

Lot Sz Ar: **9,306 sqft**
Lot Shape:

DOM

0
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Landscaped,See Remarks**
Park Feat: **Double Garage Attached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,See Remarks,Sump Pump(s),Vaulted Ceiling(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`6" x 16`11"
5pc Ensuite bath	Main	15`1" x 14`8"
Foyer	Main	6`8" x 8`7"
Dining Room	Main	14`1" x 15`4"
Mud Room	Main	6`4" x 11`1"
4pc Bathroom	Main	8`0" x 10`1"
Game Room	Basement	34`10" x 38`10"

Room	Level	Dimensions
Walk-In Closet	Main	7`7" x 7`8"
Den	Main	9`1" x 8`5"
Living Room	Main	17`9" x 23`7"
Kitchen	Main	14`1" x 12`4"
Bedroom	Main	11`9" x 13`1"
Bedroom	Main	11`10" x 18`4"
Storage	Basement	7`10" x 12`5"

Workshop	Basement	25`2" x 18`3"	Furnace/Utility Room	Basement	13`5" x 8`2"
Bedroom	Basement	15`6" x 16`1"	4pc Bathroom	Basement	11`7" x 5`11"
Laundry	Basement	11`7" x 8`2"	Bedroom	Basement	15`4" x 10`7"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **0125131**

Remarks

Pub Rmks: **RARE OPPORTUNITY to own a massive fully developed bungalow (4,750 Square Ft of Total Living Space) on a 9,306 square foot lot, nestled in the heart of Lakewood/Timberlea. This beautiful custom home includes an incredible workshop in the basement that is wired 220 and fully ventilated, making it the perfect location for a contractor, small business, or hobbyist. The heated, oversized-double, attached garage is also wired 220 with in-floor heat and measures 25'5" x 25'6" easily accommodating two pick-up trucks for parking. The large pie-shaped lot is in an excellent location on a culdesac and also has an expansive cedar deck, full landscaping with a sanded pad with 220 wiring and natural gas, perfect for setting up an outdoor pool or the ultimate patio/entertaining area. The shingles are BRAND NEW and were installed by Atomic Roofing. Stepping inside this massive, family home, there is space for everyone! The front foyer is bright and includes dual barn-sliders that lead to a massive walk-in closet/mudroom. Adjacent to the front entry there is a main level office/den with picture windows providing views out to the culdesac. The living room is expansive with vaulted ceilings, gas fireplace with maple built-in cabinetry and custom pullouts, and tons of natural light from the large south-western facing windows. The large kitchen and dining area provide plenty of space to gather with an abundance of maple cabinetry and countertops with tile backplash and built-in pantry with custom slideouts. The primary bedroom is an oasis with a 5 piece ensuite including a FIAT STEAM SHOWER, Double Vanity, Jetted Tub, and built-in makeup vanity. The primary is complete with a walk-in closet. There are two more large bedrooms upstairs that would compete with the size of primary bedrooms in most homes. They share the main 4-piece bathroom. Added convenience is found in the hallway closet where a laundry chute delivers dirty laundry directly to the fully-finished laundry room with utility sink below. The basement is fully finished with in-floor heat and includes a wetbar with maple cabinetry, huge rec room/family room that houses a pool table comfortably with plenty of space to spare. The rec room offers direct access to the basement workshop where you can work on projects throughout the year. The workshop is wired 220 and fully ventilated. There is a dust collector that is piped to the shop in the storage room backing the shop and negotiable to be included. The storage room also houses the timer for the Christmas lights to be connected. Bedrooms 4 and 5 in the basement continue in theme with plenty of space and could both easily house king-sized bedroom sets. There is a third full bathroom in the basement for the bedrooms to share. Stay cool all summer long with CENTRAL AC. Other items worth noting are the BOILER SYSTEM for basement and garage was refurbished in 2023, humidifier replaced in 2023, and hot water tank is approx 5 years old. Call to view today!**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central AC, Blinds, Garage Door Opener**
 Property Listed By: **EXP REALTY**

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









