



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 LEGGETT Street, Fort McMurray T9K 2N7**

MLS® #: **A2190428**

Area: **Timberlea**

Listing Date: **01/30/25**

List Price: **\$509,900**

Status: **Pending**

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: **6,570 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,587**  
Low Sqft:  
Ttl Sqft: **1,587**

DOM

**22**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:  
Park Feat: **Other  
Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Basement	10`0" x 12`0"	Family Room	Basement	14`4" x 14`10"
3pc Bathroom	Basement		Laundry	Basement	10`5" x 10`9"
4pc Bathroom	Main		5pc Ensuite bath	Main	
Bedroom	Basement	10`0" x 9`0"	Bedroom - Primary	Main	14`1" x 11`1"
Bedroom	Main	10`0" x 10`0"	Kitchen	Main	27`1" x 14`5"

**Bedroom - Primary**

**Main**

**15`2" x 13`6"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0224437**

Zoning:

**R1**

Remarks

Pub Rmks:

**Sprawling Bungalow in Prestigious Lakewood - Steps from Birchwood Trails! Welcome to 117 Leggett Street, a sprawling bungalow perfectly designed for growing families. Nestled on a prestigious street in Lakewood, Timberlea, this home offers over 1,500 sq. ft. on each level, providing an abundance of space, comfort, and style. Located within walking distance to schools and right next door to the beautiful Birchwood Trails, this property is the ideal place to call home. From the moment you step inside, you'll be captivated by the WOW factor—hardwood floors, vaulted ceilings, and an abundance of natural light set the stage for this home. The open-concept main floor features a living room, dining area, and kitchen, all centered around a gorgeous fireplace feature wall with a gas fireplace and built-in cabinetry. The spacious kitchen offers a large island, built-in appliances (wall ovens and a countertop cooktop) and a corner pantry—perfect for family gatherings and entertaining. Just off the living room, a functional mudroom provides direct access to the attached garage and features laundry hookups, a sink, ample cabinetry, and even space for a deep freezer. The main floor also offers three generous bedrooms and a 4-piece main bath. The primary suite is complete with a walk-in closet and a 5-piece ensuite featuring dual sinks, a soaker tub, and a stand-up shower. Downstairs, you will enjoy the warmth of in-floor heating in the massive family room, which includes built-in cabinetry and plenty of space for movie nights or play areas. Two additional large bedrooms, a second laundry room, and ample storage make this level as functional as it is impressive. The oversized attached garage (26' x 26') includes a floor drain, making it a great space for vehicles, storage, or a home workshop. Don't miss this incredible opportunity to own a gorgeous family home in one of Timberlea's most sought-after neighborhoods. Schedule your private showing today! **SOLD AS IS WHERE IS!****

Inclusions:

Property Listed By:

**SOLD AS IS WHERE IS**

**RE/MAX Connect**

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





