

117 LEGGETT Street, Fort McMurray T9K 2N7

A2190428 01/30/25 List Price: **\$509,900** MLS®#: Area: Timberlea Listing

Status: **Pending Wood Buffalo** Change: None Association: Fort McMurray County:

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: Fort McMurray Year Built: 2002

Low Sqft: Lot Information Lot Sz Ar:

6,570 sqft Ttl Sqft: 1,587

Finished Floor Area

1,587

Abv Saft:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

5 (3 2)

3.0 (3 0)

4

2

Bungalow

22

Access:

Lot Feat: Other

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

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: In Floor, Forced Air **Vinyl Siding, Wood Frame**

Sewer: Flooring:

Ext Feat: None 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

Level <u>Room</u> **Dimensions** Room <u>Level</u> **Dimensions Bedroom Basement** 10`0" x 12`0" **Family Room** Basement 14`4" x 14`10" **Basement** 10`5" x 10`9" 3pc Bathroom Laundry Basement 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: Zoning: Fee Simple R1

Legal Desc: **0224437**

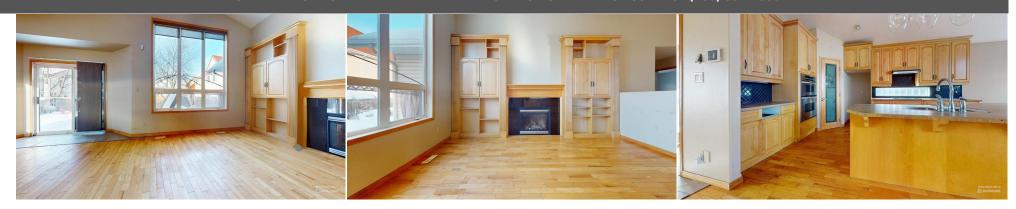
Remarks

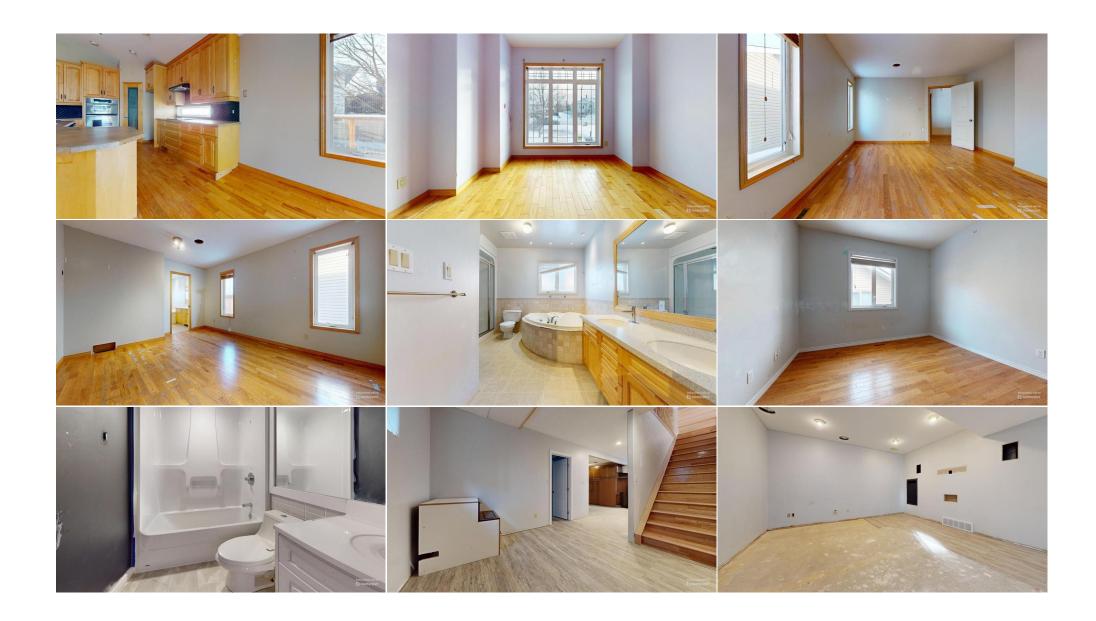
Pub Rmks:

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 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: SOLD AS IS WHERE IS
Property Listed By: RE/MAX Connect

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









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