



THE
A-TEAM

**RE/MAX
FIRST**

171 LABOUCANE Crescent, Fort McMurray T9K 2M1

MLS®#: **A2195941**

Area: **Timberlea**

Listing **02/28/25**

List Price: **\$559,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **+\$10k, 28-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**

Finished Floor Area
Abv Sqft: **1,560**
Low Sqft:
Ttl Sqft: **1,560**

Lot Information

Lot Sz Ar: **5,794 sqft**
Lot Shape:

DOM

8
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction:
See Remarks
Flooring:
Carpet, Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Central Vacuum**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`3"
Bedroom	Main	10`8" x 10`5"
Dining Room	Main	18`11" x 9`9"
Living Room	Main	18`10" x 16`4"
4pc Bathroom	Basement	4`11" x 11`0"
Bedroom	Basement	11`9" x 10`11"
Laundry	Basement	6`7" x 6`11"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`0" x 7`11"
Bedroom	Main	10`8" x 9`11"
Kitchen	Main	18`11" x 12`9"
Bedroom - Primary	Main	14`2" x 13`6"
Bedroom	Basement	13`10" x 11`1"
Exercise Room	Basement	9`5" x 9`9"
Game Room	Basement	18`7" x 30`4"

Furnace/Utility Room

Basement

19`10" x 14`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1

0125131

Remarks

Pub Rmks:

Welcome to this functional and sophisticated FAMILY home! Located in the desirable Lakewood Estates, on a quiet street, 171 Laboucane is sure to impress. Greeted with a wide driveway (suitable for RV parking) and a double attached heated garage there's enough space for everyone to enjoy. Stepping inside tons of natural sunlight radiate this contemporary bi-level home. Brand new vinyl plank flooring was just installed on the main level, the stunning electric fireplace, an updated kitchen and fresh paint give an elegant ambience. The kitchen/ dining area will quickly become a family favourite for the chef offering a pantry, updated appliances, ample storage and an abundance of counter space. The main level is complete with three good sized bedrooms and a full bathroom. An additional full bathroom and walk in closet complete the master bedroom. Stepping downstairs, a gas stove and bright living area make for the perfect retreat. Two more bedrooms, a full bathroom and a flex/ exercise room complete this space. The basement offers tons of storage as well. Additional features include: Central A/C, central vacuum, updated appliances, and modern finishings . Close to parks, schools, shopping and amenities, this one won't last long!

Inclusions:

Property Listed By:

**Fridge, stove, dishwasher, microwave, central vacuum + attachments, washer, dryer, A/C, 1 garage remote, shed in backyard
COLDWELL BANKER UNITED**

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







