



THE
A-TEAM

**RE/MAX
FIRST**

171 LABOUCANE Crescent, Fort McMurray T9K 2M1

MLS®#: **A2195941**

Area: **Timberlea**

Listing Date: **02/28/25**

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

Status: **Active**

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

Lot Information

Finished Floor Area

Lot Sz Ar:

5,794 sqft

Lot Shape:

Abv Sqft:

1,560

Low Sqft:

Ttl Sqft:

1,560

DOM

50

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

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		Zoning: R1	
Legal Desc:	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:	Fridge, stove, dishwasher, microwave, central vacuum + attachments, washer, dryer, A/C, 1 garage remote, shed in backyard		
Property Listed By:	COLDWELL BANKER UNITED		

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







