



THE
A-TEAM

**RE/MAX
FIRST**

114 LABOUCANE Bay, Fort McMurray T9K 2M1

MLS® #: **A2202314**

Area: **Timberlea**

Listing Date: **03/13/25**

List Price: **\$779,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 21-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **2,422**

Low Sqft:

Ttl Sqft: **2,422**

Lot Information

Lot Sz Ar: **7,056 sqft**

Lot Shape:

DOM

118

Layout

Beds: **5 (3 2)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Garden,Gazebo,Greenbelt,Landscaped,Lawn,Level,No Neighbours Behind,Other,Pie Shaped Lot,See Remarks

Park Feat:

Aggregate,Double Garage Attached,Garage Door Opener,Garage Faces Front,Oversized,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,In Floor,ENERGY STAR Qualified Equipment,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Garden,Private Entrance,Private Yard**

Construction:

Mixed

Flooring:

Ceramic Tile,Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Int Feat: **Convection Oven,Dishwasher,Dryer,Electric Range,Garburator,Microwave,Range Hood,Refrigerator,Satellite TV Dish,Washer,Washer/Dryer Stacked,Water Softener Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Jetted Tub,Pantry,See Remarks,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**

Zoning: **R1**

Legal Desc:

0125131

Remarks

Pub Rmks:

Nestled in the highly sought-after Lakewood community, this architectural masterpiece seamlessly blends elegance, practicality, and versatility. The grand exterior features a working fountain, lush landscaping, and a sophisticated façade, all situated in a quiet cul-de-sac with direct access to trails, parks, and a water park. The spacious driveway accommodates three vehicles, while the double garage provides parking for two more. As you enter through double doors, you're welcomed by soaring ceilings, intricate architectural details, and a stunning foyer that sets the stage for this impressive home. Off the entryway, a bright office offers a perfect space for work or study. Moving further, the formal great room stuns with 30' vaulted ceilings, towering pillars, and the first of three gas fireplaces. Flowing into the formal dining room, this space is ideal for entertaining, with garden doors opening to the backyard. A striking winding staircase leads to the second floor, where three spacious bedrooms and two full bathrooms await. The primary suite is a retreat of its own, featuring a cozy gas fireplace and bay window overlooking greenspace that you can view from bed or the jetted tub. The ensuite sits home to a steam shower, and abundant cabinetry. A walk-in closet with built-in organizers offers effortless storage. Overlooking the great room and dining room, the landing is a unique space that has even served as a DJ booth for events. Descending the stairs, the laundry room is conveniently located near the heated garage and includes a front-load washer and dryer, sink, and storage cabinetry. Past the main-floor powder room, the living room offers a third gas fireplace, creating the perfect space for family gatherings. The open-concept kitchen and dining area feature granite countertops, ample cabinetry, glass-top stove, pantry, and stainless steel appliances and second entrance to the backyard. Outside, the fully fenced backyard backs onto a park, offering privacy and tranquility. A lit cabana provides an elegant setting for outdoor dining, while the fire pit and seating area create a cozy ambiance. The yard is beautifully landscaped with mature trees, raspberry bushes, perennials, rhubarb patch, and raised garden beds. Back inside the second winding staircase leads to a fully developed basement, split into two sections for maximum functionality. One side features two spacious flex rooms and a full bathroom, making it perfect for a home gym, guest rooms, a home office, or a playroom. The other side houses a self-contained 2-bedroom legal suite with its own private entrance, a full kitchen, in-floor heating, and separate laundry. Recent Upgrades Include: Energy-Efficient Boiler & On-Demand Hot Water System (Nov. 2024), Water Softener (Nov. 2024), Furnace & Water System (Jan. 2025). This home offers luxury, flexibility, and income potential— 114 Laboucane Bay delivers! Call now to book your private viewing.

Inclusions:

Water fountain. Furniture negotiable on main floor.

Property Listed By:

People 1st Realty

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











