

\$559,900 - 171 Laboucane Crescent, Fort McMurray

MLS® #A2195941

\$559,900

5 Bedroom, 3.00 Bathroom, 1,560 sqft

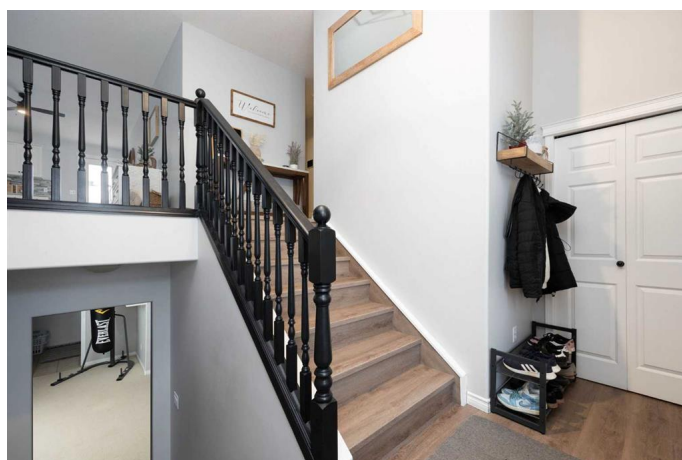
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

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!

Built in 2002

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2195941 |
| Price | \$559,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,560 |
| Acres | 0.13 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 171 Laboucane Crescent |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2M1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Electric, Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 53 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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