

# **\$554,900 - 171 Laboucane Crescent, Fort McMurray**

MLS® #A2195941

**\$554,900**

5 Bedroom, 3.00 Bathroom, 1,560 sqft

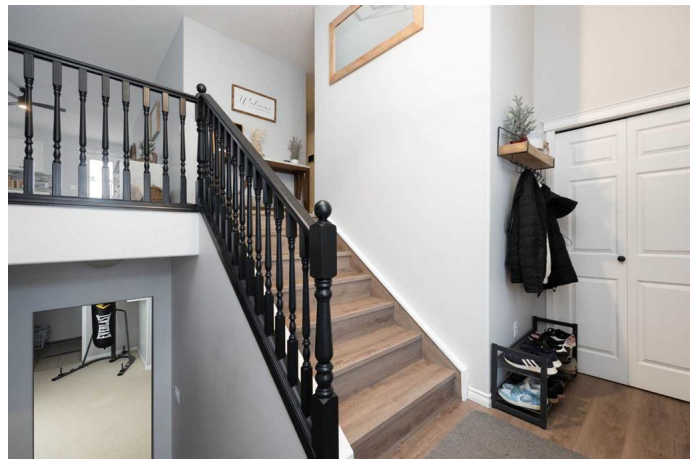
Residential on 0.13 Acres

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	\$554,900
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	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Central Air Conditioner, Microwave
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Electric
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	122
Zoning	R1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.