

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

MLS® #A2195941

**\$554,900**

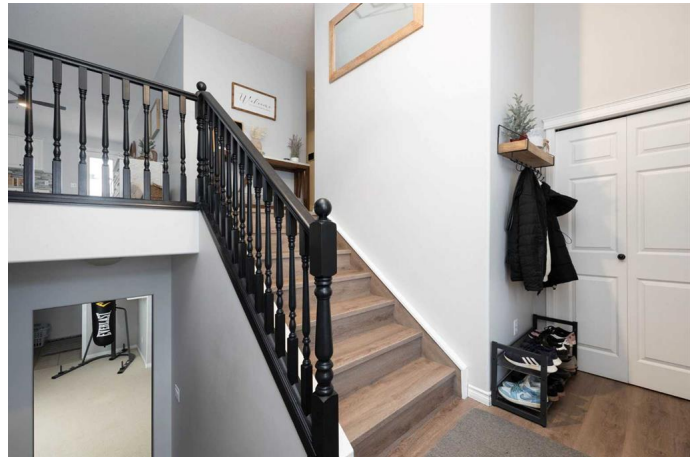
5 Bedroom, 3.00 Bathroom, 1,560 sqft  
Residential on 0.13 Acres

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	117
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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