

**122 Laboucane Bay**  
**Fort McMurray, Alberta**

**MLS # A2229981**



**\$574,999**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bi-Level                                                                 |               |                   |
| <b>Size:</b>     | 1,498 sq.ft.                                                             | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 6                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behin |               |                   |

|                    |                                                                                                                                       |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank                                                                                                   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding                                                                                                                | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, French Door, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | N/A                                                                                                                                   |                   |    |

If you're searching for a move-in ready home with major upgrades already completed, this one is a must-see! Tucked away on a quiet cul-de-sac, this spacious bi-level backs onto a lush green space that leads to a playground and spray park—perfect for families or anyone who enjoys outdoor living. Step inside and you'll be greeted by a bright, open floor plan with a generously sized kitchen and dining area, ideal for hosting and everyday life. The primary suite is your own private retreat, featuring a walk-in closet, a large ensuite with a soaker jet tub and stand-up shower, and direct access to the backyard deck. The beautifully landscaped backyard boasts flowering trees, a storage shed, and easy access to trails and green space. Need a home office or flex space? There's a main floor den just off the living room that could be perfect for work or expanded living. Downstairs, the fully developed basement has in-floor heating, features durable vinyl plank flooring, a cozy living area with a fireplace, four well-sized bedrooms, and a spacious laundry room. The boiler system and hot water on demand are newer and have been recently serviced. You'll love the peace of mind that comes with all the recent updates since 2022, including: new shingles, furnace, and Central AC, new exterior doors (including in the primary suite), New vanities, toilets, and bathtub faucet on the main floor, new kitchen hood fan and dishwasher, new shed, professional duct cleaning completed in Spring 2024. With all the big-ticket items taken care of, all that's left to do is move in and enjoy. This home combines comfort, style, and value in an unbeatable location. Don't wait—book your private showing today!