

**171 Laboucane Crescent
Fort McMurray, Alberta**

MLS # A2195941



\$554,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,560 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave, central vacuum + attachments, washer, dryer, A/C, 1 garage remote, shed in backyard

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!