



## 117 Leggett Street Fort McMurray Alberta

\$509,900

Sprawling Bungalow in Prestigious Lakewood - Steps from Birchwood Trails! Welcome to 117 Leggett Street, a sprawling bungalow perfectly designed for growing families. Nestled on a prestigious street in Lakewood, Timberlea, this home offers over 1,500 sq. ft. on each level, providing an abundance of space, comfort, and style. Located within walking distance to schools and right next door to the beautiful Birchwood Trails, this property is the ideal place to call home. From the moment you step inside, you'll be captivated by the WOW factor--hardwood floors, vaulted ceilings, and an abundance of natural light set the stage for this home. The open-concept main floor features a living room, dining area, and kitchen, all centered around a gorgeous fireplace feature wall with a gas fireplace and built-in cabinetry. The spacious kitchen offers a large island, built-in appliances (wall ovens and a countertop cooktop) and a corner pantry--perfect for family gatherings and entertaining. Just off the living room, a functional mudroom provides direct access to the attached garage and features laundry hookups, a sink, ample cabinetry, and even space for a deep freezer. The main floor also offers three generous bedrooms and a 4-piece main bath. The primary suite is complete with a walk-in closet and a 5-piece ensuite featuring dual sinks, a soaker tub, and a stand-up shower. Downstairs, you will enjoy the warmth of in-floor heating in the massive family room, which includes built-in cabinetry and plenty of space for movie nights or play areas. Two additional large bedrooms, a second laundry room, and ample storage make this level as functional as it is impressive. The oversized attached garage (26' x 26') includes a floor drain, making it a great space for vehicles, storage, or a home workshop. Don't miss this incredible opportunity to own a gorgeous family home in one of Timbe...

Bedroom 10.00 Ft x 12.00 Ft

Family room 14.33 Ft x 14.83 Ft

3pc Bathroom Measurements not available

Laundry room 10.42 Ft x 10.75 Ft

Bedroom 10.00 Ft x 9.00 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 14.08 Ft x 11.08 Ft

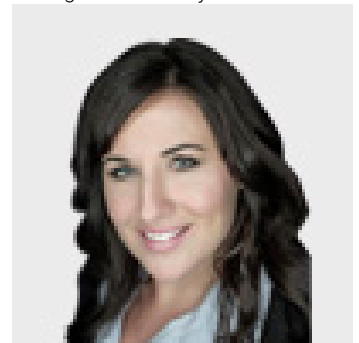
Bedroom 10.00 Ft x 10.00 Ft

Kitchen 27.08 Ft x 14.42 Ft

Primary Bedroom 15.17 Ft x 13.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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