



106 Laboucane Bay Fort McMurray Alberta

\$749,999

RARE OPPORTUNITY to own a massive fully developed bungalow (4,750 Square Ft of Total Living Space) on a 9,306 square foot lot, nestled in the heart of Lakewood/Timberlea. This beautiful custom home includes an incredible workshop in the basement that is wired 220 and fully ventilated, making it the perfect location for a contractor, small business, or hobbyist. The heated, oversized-double, attached garage is also wired 220 with in-floor heat and measures 25'5" x 25'6" easily accommodating two pick-up trucks for parking. The large pie-shaped lot is in an excellent location on a culdesac and also has an expansive cedar deck, full landscaping with a sanded pad with 220 wiring and natural gas, perfect for setting up an outdoor pool or the ultimate patio/entertaining area. The shingles are BRAND NEW and were installed by Atomic Roofing. Stepping inside this massive, family home, there is space for everyone! The front foyer is bright and includes dual barn-sliders that lead to a massive walk-in closet/mudroom. Adjacent to the front entry there is a main level office/den with picture windows providing views out to the culdesac. The living room is expansive with vaulted ceilings, gas fireplace with maple built-in cabinetry and custom pullouts, and tons of natural light from the large south-western facing windows. The large kitchen and dining area provide plenty of space to gather with an abundance of maple cabinetry and countertops with tile backplash and built-in pantry with custom slideouts. The primary bedroom is an oasis with a 5 piece ensuite including a FIAT STEAM SHOWER, Double Vanity, Jetted Tub, and built-in makeup vanity. The primary is complete with a walk-in closet. There are two more large bedrooms upstairs that would compete with the size of primary bedrooms in most homes. They share the main 4-piece bathroom. Added convenience is found in the hallway closet...

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| Recreational, Games room 34.83 Ft x 38.83 Ft | 5pc Bathroom 15.08 Ft x 14.67 Ft |
| Storage 7.83 Ft x 12.42 Ft | Den 9.08 Ft x 8.42 Ft |
| Workshop 25.17 Ft x 18.25 Ft | Foyer 6.67 Ft x 8.58 Ft |
| Furnace 13.42 Ft x 8.17 Ft | Living room 17.75 Ft x 23.58 Ft |
| Bedroom 15.50 Ft x 16.08 Ft | Dining room 14.08 Ft x 15.33 Ft |
| 4pc Bathroom 11.58 Ft x 5.92 Ft | Kitchen 14.08 Ft x 12.33 Ft |

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Listing Presented By:



Originally Listed by:
EXP REALTY



RE/MAX Fort McMurray

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Laundry room 11.58 Ft x 8.17 Ft

Bedroom 15.33 Ft x 10.58 Ft

Primary Bedroom 14.50 Ft x 16.92 Ft

Other 7.58 Ft x 7.67 Ft

Other 6.33 Ft x 11.08 Ft

Bedroom 11.75 Ft x 13.08 Ft

4pc Bathroom 8.00 Ft x 10.08 Ft