



## 108 Laboucane Crescent Fort McMurray Alberta

\$609,900

108 Laboucane Cres - This gorgeous modified bi-level is located on a beautiful street in Timberlea. As you approach you will be welcomed with gorgeous curb appeal, interlocking oversized driveway and a massive oversized GARAGE. Inside you will find an oversized foyer leading you to the main floor with maple hardwood flooring and an abundance of natural lighting beaming throughout the open concept floor plan. The large living room is a great space to relax or entertain with a cozy gas fireplace. The main floor features 11 foot ceiling height, the kitchen features tons of countertop and cupboard space, with a massive eat up Island area and granite countertops; and stainless steal appliances. The dinette area is also oversized great for having large family gatherings and direct access to your back deck with a pergola. The deck leads to your fully fenced backyard and large gazebo area. Lets's go back inside; the main floor also boasts a massive primary room with large walk in closet and full 4 piece en-suite with a large corner jetted tub area. The upper level has 2 more massive bedrooms and a full 4 piece bathroom. The basement is fully developed with 10 foot ceilings, oversized windows giving you tons of natural lighting and has built in surround sound. You will also find another bedroom and 3 piece bathroom and lots of storage as the home owner finished under the stairs; no space is wasted in this home!!! The GARAGE is massive and features high ceilings, built in shelving and work spaces!! Don't wait Pride of ownership definitely shines through ; book your private viewing today. (id:6769)

3pc Bathroom .00 Ft x .00 Ft

Bedroom 9.00 Ft x 17.92 Ft

Recreational, Games room 30.00 Ft x 17.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 12.00 Ft x 12.58 Ft

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Kitchen 15.00 Ft x 11.58 Ft

Living room 19.42 Ft x 19.58 Ft

Primary Bedroom 15.00 Ft x 14.17 Ft

Foyer 9.00 Ft x 7.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 14.00 Ft x 11.00 Ft

Bedroom 10.00 Ft x 16.00 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

**RE/MAX**

**RE/MAX Fort McMurray**

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