

# \$779,900 - 114 Laboucane Bay, Fort McMurray

MLS® #A2202314

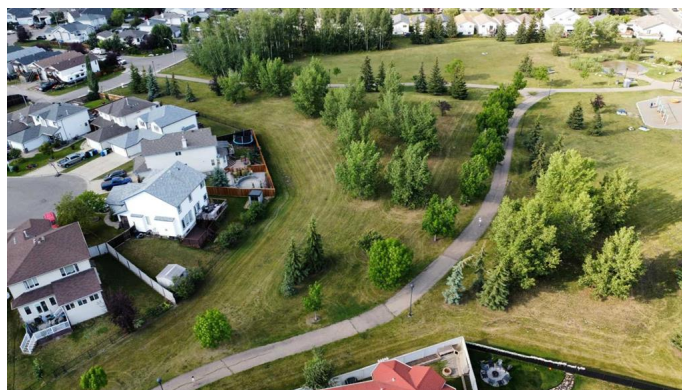
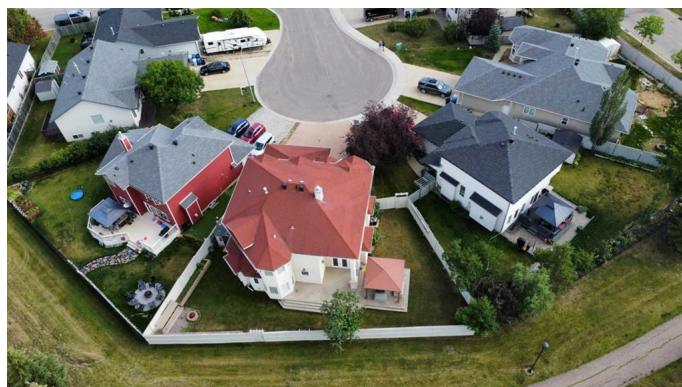
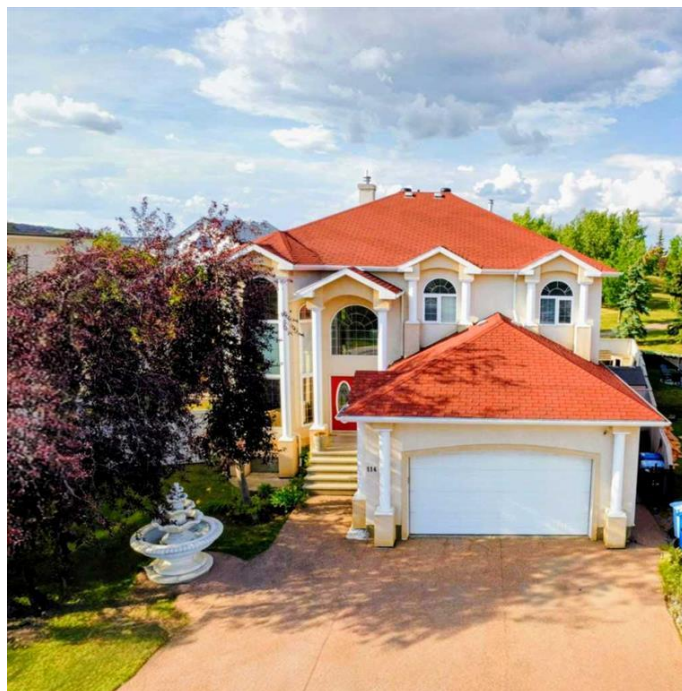
**\$779,900**

5 Bedroom, 5.00 Bathroom, 2,422 sqft

Residential on 0.16 Acres

Timberlea, Fort McMurray, Alberta

Nestled in the highly sought-after Lakewood community, this architectural masterpiece seamlessly blends elegance, practicality, and versatility. The grand exterior features a working fountain, lush landscaping, and a sophisticated façade, all situated in a quiet cul-de-sac with direct access to trails, parks, and a water park. The spacious driveway accommodates three vehicles, while the double garage provides parking for two more. As you enter through double doors, you're welcomed by soaring ceilings, intricate architectural details, and a stunning foyer that sets the stage for this impressive home. Off the entryway, a bright office offers a perfect space for work or study. Moving further, the formal great room stuns with 30' vaulted ceilings, towering pillars, and the first of three gas fireplaces. Flowing into the formal dining room, this space is ideal for entertaining, with garden doors opening to the backyard. A striking winding staircase leads to the second floor, where three spacious bedrooms and two full bathrooms await. The primary suite is a retreat of its own, featuring a cozy gas fireplace and bay window overlooking greenspace that you can view from bed or the jetted tub. The ensuite sits home to a steam shower, and abundant cabinetry. A walk-in closet with built-in organizers offers effortless storage. Overlooking the great room and dining room, the landing is a unique space that has even served as a DJ booth for events. Descending the stairs, the laundry room is



conveniently located near the heated garage and includes a front-load washer and dryer, sink, and storage cabinetry. Past the main-floor powder room, the living room offers a third gas fireplace, creating the perfect space for family gatherings. The open-concept kitchen and dining area feature granite countertops, ample cabinetry, glass-top stove, pantry, and stainless steel appliances and second entrance to the backyard. Outside, the fully fenced backyard backs onto a park, offering privacy and tranquility. A lit cabana provides an elegant setting for outdoor dining, while the fire pit and seating area create a cozy ambiance. The yard is beautifully landscaped with mature trees, raspberry bushes, perennials, rhubarb patch, and raised garden beds. Back inside the second winding staircase leads to a fully developed basement, split into two sections for maximum functionality. One side features two spacious flex rooms and a full bathroom, making it perfect for a home gym, guest rooms, a home office, or a playroom. The other side houses a self-contained 2-bedroom legal suite with its own private entrance, a full kitchen, in-floor heating, and separate laundry. Recent Upgrades Include: Energy-Efficient Boiler & On-Demand Hot Water System (Nov. 2024), Water Softener (Nov. 2024), Furnace & Water System (Jan. 2025). This home offers luxury, flexibility, and income potential! 114 Laboucane Bay delivers! Call now to book your private viewing.

Built in 2004

**Essential Information**

MLS® #	A2202314
Price	\$779,900
Bedrooms	5
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	2,422
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	114 Laboucane Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2M1

### **Amenities**

Parking Spaces	5
Parking	See Remarks, Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Pantry, See Remarks, Walk-In Closet(s), Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Central Vacuum, Jetted Tub, Soaking Tub, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Convection Oven, Electric Range, Garburator, Range Hood, Satellite TV Dish, Washer/Dryer Stacked, Water Softener
Heating	In Floor, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, Fireplace(s), High Efficiency
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Great Room, Living Room, Master Bedroom
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Other, Pie Shaped Lot, See Remarks, Back Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Greenbelt, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	152
Zoning	R1

## Listing Details

Listing Office	People 1st Realty
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