

# \$574,999 - 122 Laboucane Bay, Fort McMurray

MLS® #A2229981

**\$574,999**

6 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

If you're searching for a move-in ready home with major upgrades already completed, this one is a must-see! Tucked away on a quiet cul-de-sac, this spacious bi-level backs onto a lush green space that leads to a playground and spray park—perfect for families or anyone who enjoys outdoor living.

Step inside and you'll be greeted by a bright, open floor plan with a generously sized kitchen and dining area, ideal for hosting and everyday life. The primary suite is your own private retreat, featuring a walk-in closet, a large ensuite with a soaker jet tub and stand-up shower, and direct access to the backyard deck.

The beautifully landscaped backyard boasts flowering trees, a storage shed, and easy access to trails and green space. Need a home office or flex space? There's a main floor den just off the living room that could be perfect for work or expanded living.

Downstairs, the fully developed basement has in-floor heating, features durable vinyl plank flooring, a cozy living area with a fireplace, four well-sized bedrooms, and a spacious laundry room. The boiler system and hot water on demand are newer and have been recently serviced.

You'll love the peace of mind that comes with all the recent updates since 2022, including: new shingles, furnace, and Central AC, new exterior doors (including in the primary suite), New vanities, toilets, and bathtub faucet on the main floor, new kitchen hood fan and



dishwasher, new shed, professional duct cleaning completed in Spring 2024.  
With all the big-ticket items taken care of, all thatâ€™s left to do is move in and enjoy.  
This home combines comfort, style, and value in an unbeatable location.  
Don't waitâ€”book your private showing today!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229981    |
| Price          | \$574,999   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,498       |
| Acres          | 0.14        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 122 Laboucane Bay |
| Subdivision | Timberlea         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 2M1           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, French Door, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer                                            |
| Heating           | Forced Air                                                                                                                            |
| Cooling           | Central Air                                                                                                                           |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                        |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Other                                                                     |
| Lot Description   | Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Concrete, Vinyl Siding                                                    |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 103             |
| Zoning         | R1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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