

# Single Family House For Sale

3,228 Sqft - 113 LAVALLEE Bay, Fort McMurray, Alberta, Canada T9K2S5



## Property Description

TRUE EXECUTIVE HOME BACKING ONTO QUIET GREEN SPACE AND POND. Exceptional quality, location and attention to detail are the hallmarks of this beautiful and well maintained 3,228 sq ft home. Located on a quiet cul-de-sac in the prestigious Lakewood area of Timberlea, you have privacy but are close to all the amenities in the NW. The wide front porch and mature landscaping add nice curb appeal as you enter the spacious foyer. The open concept floor plan, vaulted ceiling, large windows and hardwood flooring give the home an elegant and open feel. The stunning formal dining room is ideal for entertaining and features wainscoting, coffered ceiling and a butler's pantry leading to the kitchen . A chef's delight, the kitchen offers granite countertops, wood cabinetry, SS appliances, large island and lots of cupboards and pot drawers. The bright breakfast nook, off the kitchen, has garden door access to the expansive upper deck. The adjacent living room is also perfect for relaxing or entertaining, with cathedral windows overlooking the pond, a vaulted and coffered ceiling, and a gorgeous gas fireplace with stone surround. Completing this level is a large bedroom or office with built-in shelving, laundry room, 3 PC bathroom, mud room and garage access. Upstairs you'll find 3 very spacious bedrooms, including a luxurious master suite with a gas fireplace, walk-in closet

## Basic Details

Property Type:	<b>Single family</b>
Listing Type:	<b>For Sale</b>
Residential Type:	<b>House</b>
MLS® #:	<b>A1013662</b>
Price:	<b>\$899,900</b>
Beds:	<b>6</b>
Baths:	<b>4</b>
Rooms:	<b>Register to View</b>
Sq Ft:	<b>3,228 Sqft</b>
Year Built:	<b>2005</b>
Lot Area:	<b>7,852 Sqft</b>

and 5 pc ensuite with separate tub, huge tiled shower and dual sink vanity. Completing this level is a 5 PC bathroom; all bathrooms are finished with wood cabinetry and granite countertops. On the lower level is a fully finished walk-out basement with a spacious rec/games room that includes a full wet bar, gas fireplace with built-in shelving, room for a pool table and home theatre. Walk out to the large, screened-in patio and enjoy the hot tub and outdoors in comfort. Two large bedrooms and a full 4 PC bathroom complete this level. Additional features include alarm system, central A/C and a central vacuum system. The heated, double attached garage has a man door to the front yard and the drive is exposed aggregate with room to park multiple vehicles. The landscaping is so well manicured you could set up a putting green! The mature trees and bricked fire pit area make the back yard a serene place to unwind. Close to the Birchwood Trail system and only minutes to schools, shopping, restaurants and so much more! View the 3D tour, video, photos and floor plans and book your private viewing today! (id:15472)

## Location

Street Number: **113**

Street: **LAVALLEE**

Country: **CA**

Province: **AB**

City: **Fort McMurray**

Postal Code: **T9K2S5**

Longitude: **W112° 33' 11.2"**

Latitude: **N56° 44' 59.4"**

Site Influences: **Park, Playground**

## Features

View Features:

**View**

## Property [Rooms](#)

- |   |  |
|---|--|
|  4pc Bathroom<br>(5.00 Ft x 9.67 Ft) |  Other<br>(10.83 Ft x 10.17 Ft)   |
|  Bedroom<br>(11.08 Ft x 12.42 Ft)    |  Bedroom<br>(14.50 Ft x 13.75 Ft) |
|  Other<br>(18.42 Ft x 31.33 Ft)      |  Storage<br>(13.25 Ft x 18.00 Ft) |

-  3pc Bathroom (5.50 Ft x 9.42 Ft)
-  Other (10.08 Ft x 12.50 Ft)
-  Dining room (16.50 Ft x 12.50 Ft)
-  Kitchen (15.08 Ft x 14.67 Ft)
-  Laundry room (14.42 Ft x 10.67 Ft)
-  Living room (14.58 Ft x 21.67 Ft)
-  Other (5.58 Ft x 9.67 Ft)
-  Bedroom (12.83 Ft x 11.92 Ft)
-  5pc Bathroom (7.67 Ft x 9.92 Ft)
-  5pc Bathroom (14.50 Ft x 15.92 Ft)
-  Bedroom (17.58 Ft x 17.17 Ft)
-  Bedroom (14.25 Ft x 14.58 Ft)
-  Primary Bedroom (18.58 Ft x 14.42 Ft)

## Agent Info

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