

# \$539,900 - 107 Lazarde Place, Fort McMurray

MLS® #A2237985

**\$539,900**

5 Bedroom, 4.00 Bathroom, 1,828 sqft  
Residential on 0.12 Acres

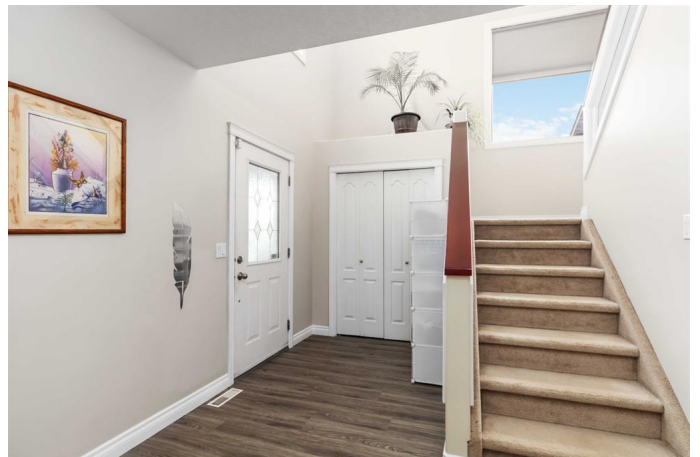
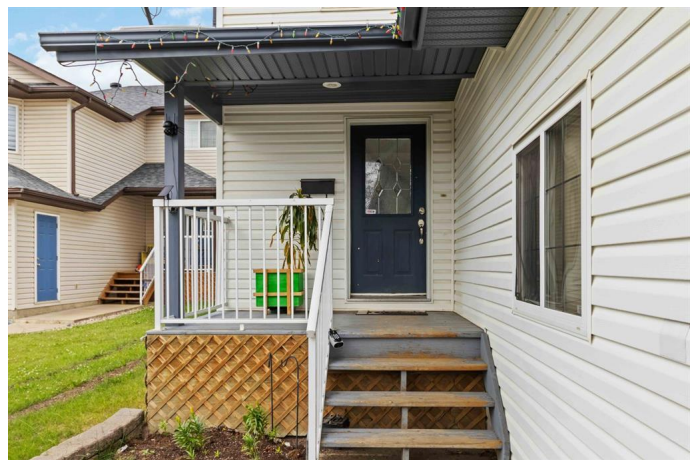
Timberlea, Fort McMurray, Alberta

Introducing 107 Lazarde Place: Tucked away on a quiet CUL-DE-SAC in Timberlea, this beautiful 2-STOREY home offers 1,827.68 sq ft of living space and the comfort of CENTRALIZED A/C. Step inside to a SPACIOUS FOYER with HIGH CEILINGS and stylish grey VINYL FLOORING (2025). The main floor features an OPEN-CONCEPT layout with a bright living room centered around a cozy GAS FIREPLACE, a kitchen with a BREAKFAST BAR ISLAND, plenty of CABINET SPACE, a generous PANTRY, plus a handy half bath and laundry room with a SINK and WALK-IN STORAGE ROOM perfect for storing your household essentials.

Upstairs, youâ€™ll find TWO LARGE bedrooms, a full bath, and a GENEROUS PRIMARY SUITE complete with a WALK-IN-CLOSET and an ENSUITE featuring a STAND-UP SHOWER and relaxing JETTED TUB.

The FULLY FINISHED BASEMENT has FRESH FLOORING (2025), TWO sizable bedrooms (one with its own WALK-IN-CLOSET), a SPACIOUS REC ROOM, and another full bathroom.

Enjoy the spacious DOUBLE ATTACHED GARAGE, heated with a RADIANT HEATER, plus a DETACHED GARAGE out back. The backyard is your private oasis FULLY FENCED with mature trees, A DECK with



built-in BENCH SEATING, a FIREPIT AREA,  
and side gate access.

Located in the heart of Timberlea, close to  
schools, bus stops, eateries, and just steps  
from a scenic pond perfect for morning or  
evening strolls. Book your showing today and  
make this incredible home yours!

Built in 2003

### **Essential Information**

MLS® #	A2237985
Price	\$539,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,828
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	107 Lazarde Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Off Street, On Street, Oversized, Single Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	6
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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