

# \$495,000 - 110 Lanauze Street, Fort McMurray

MLS® #A2239252

**\$495,000**

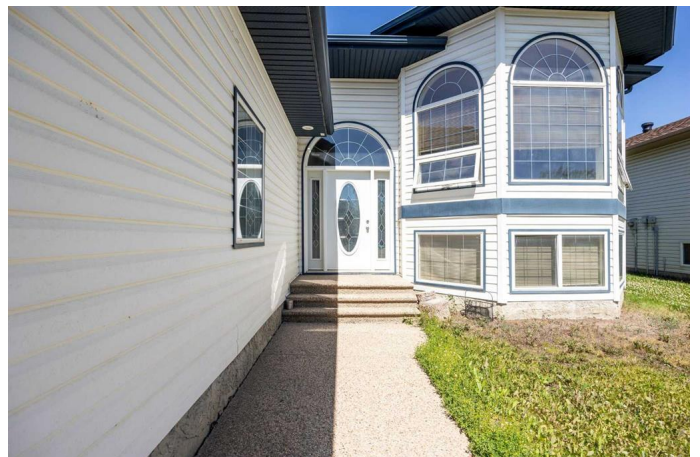
5 Bedroom, 3.00 Bathroom, 1,518 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

A RARE FIND! SPACIOUS and Inviting 5 bedroom, 3 full bathrooms of 2941 square feet of living space has so much to offer the savvy buy. Located IN PRESTIGIOUS LAKEWOOD SUBDIVISION, this home features an oversized double heated garage and triple car driveway is PERFECT size for those boys with toys, and don't forget the huge fenced in back yard with deck that is the full length of the back of the home! The front foyer is spacious with high ceilings, and stairs leading to the basement or to the upper floor of the main home. The living room features a Floor to ceiling windows, hardwood flooring, that flows into the dining and kitchen area which features a huge island, walk in pantry, built in desk, great as a coffee bar, lots of cabinets and a breakfast nook. Off the dining room is French doors leading to a huge deck overlooking a big fenced yard. There are 3 generous sized bedrooms with the Primary bedroom having its own primary ensuite bath. There is another bath that is common to the other 2 bedrooms. The basement is developed with 2 bedrooms, bathroom, massive family room, a bar with rough in for future wet bar or kitchenette, in addition to a games room / or make it a media room for movie night. So many things to love about this home. Call now to view and START Packing! Bonus: Nestled near schools, shopping, ponds, parks, walking trails and more!

Built in 2004



## Essential Information

MLS® #	A2239252
Price	\$495,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,518
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	110 Lanauze Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2S3

## Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	3
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Connect
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