# \$479,900 - 110 Lanauze Street, Fort McMurray

MLS® #A2239252

### \$479,900

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 PRESTIGOUS 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!







### **Essential Information**

MLS® # A2239252 Price \$479,900

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 Double Garage Attached, Concrete Driveway

# 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 102 Zoning R1

## **Listing Details**

Listing Office RE/MAX Connect

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