

# \$599,900 - 111 Lazarde Place, Fort McMurray

MLS® #A2217378

**\$599,900**

4 Bedroom, 4.00 Bathroom, 2,014 sqft

Residential on 0.11 Acres

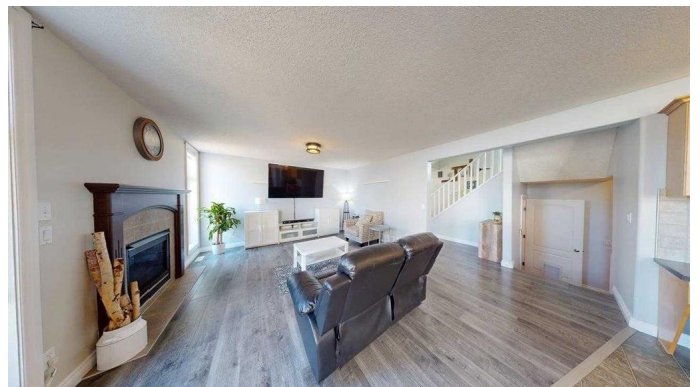
Timberlea, Fort McMurray, Alberta

Welcome to your new home in the heart of Timberlea! Tucked away on a quiet cul-de-sac, this spacious property has something for everyone. The first thing you'll notice is the oversized driveway—perfect for RV parking plus multiple vehicles. From there, step onto the covered front deck, an ideal spot to enjoy your morning coffee or unwind in the evening. Inside, a generous foyer opens into a bright and inviting open-concept living space featuring a cozy gas fireplace and an eat-in kitchen with ample cabinetry and a walk-in pantry. Conveniently located on the main floor are access to the attached heated garage, a laundry closet, and a powder room.

Upstairs, you'll find a large bonus/family room with soaring vaulted ceilings—great for relaxing or entertaining. This level also includes three well-sized bedrooms, including the primary bedroom with a walk-in closet and a 4-piece ensuite featuring a corner jetted tub and a newer shower. A second full bathroom completes the upper floor.

The fully finished basement offers even more living space with a large family room (complete with cabinetry), a 3-piece bathroom, and a fourth bedroom—ideal for guests, teens, or a home office.

Off the dining area, step onto the back deck and into the fully fenced, landscaped backyard. There's even a dedicated dog run to help keep the yard clean and pet-friendly. This home is move-in ready and truly a must-see—don't miss out! Title insurance



in lieu of RPR.

Built in 2003

### **Essential Information**

MLS® #	A2217378
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,014
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	111 Lazarde Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R2

### **Amenities**

Parking Spaces	7
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island
Appliances	See Remarks
Heating	Floor Furnace, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Landscaped, Dog Run Fenced In
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	9
Zoning	R1

### Listing Details

Listing Office	People 1st Realty
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