



THE
A-TEAM

**RE/MAX
FIRST**

134 LANAUZE Street, Fort McMurray T9K 2S4

MLS® #: **A2113636**

Area: **Timberlea**

Listing Date: **03/09/24**

List Price: **\$489,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Finished Floor Area

Lot Sz Ar:

5,738 sqft

Lot Shape:

Abv Sqft:

1,062

Low Sqft:

Ttl Sqft:

1,062

DOM

71

Layout

Beds:

4 (2 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Private

Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,RV Access/Parking,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Ceiling Fan(s),Laminate Counters,No Smoking Home,Pantry,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 8`0"
Bedroom	Main	12`2" x 12`4"
Living Room	Main	13`3" x 16`7"
3pc Bathroom	Basement	5`5" x 9`6"
Bedroom	Basement	10`11" x 10`11"
Furnace/Utility Room	Basement	11`9" x 7`4"

Room	Level	Dimensions
4pc Ensuite bath	Main	4`10" x 8`11"
Kitchen	Main	13`2" x 18`0"
Bedroom - Primary	Main	11`10" x 17`9"
Bedroom	Basement	11`10" x 10`11"
Game Room	Basement	11`11" x 30`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0324605

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 134 Lanauze Street: a charming family home nestled in the heart of Lakewood. Boasting a long list of features including New Shingles being installed in 2024, an oversized 23x22 attached double car garage and a fully fenced backyard, this home offers both comfort and convenience being located mere steps away from green spaces, a splash park, and numerous amenities in the Timberlea area. As you step inside, vaulted ceilings greet you, lending an airy and spacious feel to the main level. The welcoming entryway leads you into the living room, boasting laminate flooring, neutral paint colours and a large front window that fills the space with natural light. The charming eat-in kitchen awaits, boasting ample counter and cupboard space, a pantry for additional storage, and convenient access to the back deck and fully fenced backyard, perfect for outdoor gatherings and relaxation during the warmer months. The main level is thoughtfully designed to accommodate two bedrooms and two full bathrooms, including an ensuite bathroom in the primary suite for added privacy and convenience. Descending to the lower level, you'll discover two additional bedrooms, a generously sized family room, and oversized windows that flood the space with natural light, creating a warm and inviting atmosphere throughout. This home has been freshly painted in 2024 and features newer washer and dryer installed in 2020, ensuring a modern and well-maintained living environment. With its warm ambiance and turnkey condition, this home is ready for immediate possession, inviting you to schedule a tour and experience its welcoming charm firsthand.

Inclusions:
Property Listed By:

FRIDGE X2, GARGE HEATER
The Agency North Central Alberta

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









