



THE
A-TEAM

**RE/MAX
FIRST**

147 LAZARDE PLACE , Fort McMurray T9K 2R2

MLS®#: **A2117556**

Area: **Timberlea**

Listing Date: **03/26/24**

List Price: **\$539,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 15-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2003

Lot Information

Finished Floor Area

Lot Sz Ar:

4,557 sqft

Lot Shape:

Abv Sqft:

1,959

Low Sqft:

Ttl Sqft:

1,959

DOM

43

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Front Yard

Double Garage Attached,Parking Pad

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Storage**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Electric Range,Freezer,Microwave,Refrigerator,Washer/Dryer,Water Purifier**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	29`11" x 62`8"	Kitchen	Main	31`6" x 42`8"
Family Room	Main	53`10" x 43`4"	2pc Bathroom	Main	20`4" x 17`5"
Den	Main	36`9" x 32`10"	Living Room	Main	39`0" x 34`1"
Bedroom - Primary	Second	64`8" x 63`4"	4pc Ensuite bath	Second	36`9" x 39`4"
Bedroom	Second	36`5" x 37`5"	Bedroom	Second	36`5" x 37`5"
4pc Bathroom	Second	33`6" x 26`7"	Bedroom	Lower	35`1" x 53`2"
3pc Bathroom	Lower	36`9" x 20`8"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0225763

Remarks

Pub Rmks: **Welcome to your spacious sanctuary nestled in the serene neighborhood of Timberlea. This impressive 4-bedroom, 4-bathroom home boasts 1959 sqft of comfortable living space, making it the perfect retreat for families seeking both a welcoming floorplan and ample room to thrive. As you step into the grand foyer, you'll be greeted by the elegance of vaulted ceilings, adding an air of sophistication to the ambiance. The main level, featuring a dining area wrapped with windows and lots of natural light. The connected living room boasts its own fireplace, creating a warm and inviting atmosphere for gatherings with friends and family. Additionally, discover the inviting sunken den, perfect for cozy evenings with loved ones or as a versatile space for entertainment. The expansive primary bedroom is a true highlight, featuring a luxurious fireplace and a spacious seating area, providing a peaceful retreat within your own home. The ensuite bathroom indulges with a relaxing jetted tub, offering a spa-like experience right at home. Downstairs, the basement offers tons of space, providing endless possibilities for customization to suit your lifestyle needs. Situated on a peaceful cul-de-sac, this residence offers a quiet escape from the hustle and bustle of city life. With its generous proportions, each corner of this abode exudes warmth and hospitality, inviting you to create cherished memories with loved ones. Don't miss the opportunity to make this expansive dwelling your own slice of paradise.**

Inclusions: **Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Kitchen water system, backyard shed**

Property Listed By: **COLDWELL BANKER UNITED**

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











