



THE
A-TEAM

**RE/MAX
FIRST**

101 LANAUZE Street, Fort McMurray T9K 2S5

MLS®#: **A2160921**

Area: **Timberlea**

Listing Date: **08/27/24**

List Price: **\$599,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **1,464**
Low Sqft:
Ttl Sqft: **1,464**

Lot Information

Lot Sz Ar: **6,635 sqft**
Lot Shape:

DOM

20
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Landscaped**
Park Feat: **Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Laminate,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`6" x 16`7"
Kitchen	Main	12`5" x 14`4"
Bedroom	Main	9`0" x 9`11"
5pc Ensuite bath	Main	4`11" x 9`10"
Kitchen With Eating Area	Basement	12`1" x 22`6"
Bedroom	Basement	8`7" x 9`10"
4pc Ensuite bath	Basement	4`10" x 8`8"

Room	Level	Dimensions
Living Room	Main	14`1" x 18`0"
Dining Room	Main	12`5" x 16`9"
Bedroom	Main	9`0" x 15`8"
4pc Bathroom	Main	4`11" x 9`11"
Living Room	Basement	13`5" x 15`5"
Bedroom - Primary	Basement	12`1" x 15`6"
4pc Bathroom	Basement	4`11" x 9`11"

Foyer	Main	10`2" x 6`3"	Laundry Legal/Tax/Financial	Main	9`0" x 4`11"
Title: Fee Simple		Zoning: R1			
Legal Desc:	0324605		Remarks		
Pub Rmks:	<p>Discover 101 Lanauze Street, where stunning renovations and thoughtful design converge to create a truly remarkable home. The interior has been transformed into a modern oasis, making this property a must-see. As you enter, the spacious front foyer greets you with an abundance of natural light, thanks to expansive windows that fill the home with warmth. The open-concept living area features vaulted ceilings and a cozy gas fireplace, offering an inviting space for relaxation. The heart of this home, the chef's kitchen, has been meticulously renovated with custom white cabinetry, a built-in pantry, and soft-close pull-out drawers. The elegant farmhouse sink complements the quartz countertops and striking demask tile backsplash, making this kitchen as functional as it is beautiful. No detail has been overlooked in the updated bathrooms, featuring new vanities, tiled floors, stylish lighting, and modern mirrors. The main level boasts three spacious bedrooms, including a luxurious master suite with a walk-in closet and a 5-piece ensuite bathroom, complete with a double vanity. Even the laundry room has been upgraded with new cabinetry and a folding table, providing convenient access to the fully finished and heated garage. This garage is a handyman's dream, with abundant storage and workbenches for all your projects. But the true standout feature of this home is the exceptional, fully self-contained 2-bedroom, 2-bathroom legal basement suite. Generating \$1,800 per month in rental income, this suite offers high ceilings, large windows, a full kitchen, a living room with a gas fireplace, and its own laundry. The suite even has its own fenced backyard with a patio, making it one of the best rental spaces you'll find. There is also the option to add a door for direct access from the main level. Situated on a large corner lot in prestigious Lakewood Estates, this property offers ample RV and boat parking, a massive fully fenced backyard with a two-tiered deck, a hot tub, a gazebo, a natural gas BBQ hookup, and a fire pit area. The yard is dotted with cherry trees, providing the perfect opportunity to make homemade sour-cherry jelly. This incredible bi-level home offers the perfect blend of luxury, functionality, and income potential. Don't miss your chance to make it yours!</p>				
Inclusions:	<p>fridge, stove, dishwasher, beverage cooler, washer, dryer, central a/c, blinds and curtain rods, shed, gazebo, hot tub, garage heater, garage door opener, basement: fridge, stove, dishwasher, microwave, washer, dryer</p>				
Property Listed By:	COLDWELL BANKER UNITED				

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