



THE
A-TEAM

**RE/MAX
FIRST**

111 LAZARDE Place, Fort McMurray T9K 2R2

MLS®#: **A2217378**

Area: **Timberlea**

Listing Date: **05/02/25**

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2003

Lot Information

Lot Sz Ar:

4,940 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,014

Low Sqft:

Ttl Sqft:

2,014

DOM

29

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

7

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Dog Run Fenced In,Landscaped
Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof:

Shingle

Heating:

Floor Furnace,Natural Gas

Sewer:

Ext Feat:

Lighting

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Kitchen Island

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second		4pc Ensuite bath	Second	
2pc Bathroom	Main		3pc Bathroom	Basement	
Living Room	Main	12`1" x 14`1"	Eat in Kitchen	Main	16`5" x 21`7"
Family Room	Second	19`0" x 15`6"	Bedroom - Primary	Second	14`0" x 11`11"
Bedroom	Second	11`1" x 8`7"	Bedroom	Second	9`4" x 11`8"
Game Room	Basement	20`0" x 13`9"	Bedroom	Basement	10`0" x 15`0"
Legal/Tax/Financial					

Title: Fee Simple
Legal Desc: 0225763

Zoning: R1

Remarks

Pub Rmks: 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. Seller willing to pay for shingles to be done upon possession. This home is move-in ready and truly a must-see—don't miss out! Title insurance in lieu of RPR.

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, CENTRAL AIR, GARAGE HEATER, GARAGE DOOR OPENER
Property Listed By: People 1st Realty

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









