



THE
A-TEAM

**RE/MAX
FIRST**

107 LAZARDE Place, Fort McMurray T9K 2R2

MLS® #: **A2237985**

Area: **Timberlea**

Listing Date: **07/08/25**

List Price: **\$539,900**

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:

5,382 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,827

Low Sqft:

Ttl Sqft:

1,827

DOM

1

Layout

Beds:

5 (3 2)

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,Landscaped,Lawn,Private

Double Garage Attached,Driveway,Garage Faces Front,Heated Garage,Off Street,On Street,Oversized,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Private Entrance,Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`10"
Kitchen	Main	14`6" x 17`6"
4pc Bathroom	Second	8`9" x 5`1"
Bedroom	Second	13`0" x 10`0"
Bedroom - Primary	Second	16`5" x 12`1"
Bedroom	Basement	11`10" x 14`6"
Bedroom	Basement	10`5" x 12`5"

Room	Level	Dimensions
Dining Room	Main	8`11" x 8`10"
Laundry	Main	8`6" x 10`11"
4pc Ensuite bath	Second	10`2" x 12`1"
Bedroom	Second	13`0" x 10`2"
4pc Bathroom	Basement	12`0" x 4`11"
Game Room	Basement	16`11" x 14`9"
Storage	Basement	8`0" x 4`4"

Furnace/Utility Room

Basement

4`1" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0225763

Zoning:
R1

Remarks

Pub Rmks:

Introducing 107 Lazarde Place: Tucked away on a quiet CUL-DE-SAC in Timberlea, this beautiful 2-STOREY home offers 1,827.68 sq ft of living space and the comfort of CENTRALIZED A/C. Step inside to a SPACIOUS FOYER with HIGH CEILINGS and stylish grey VINYL FLOORING (2025). The main floor features an OPEN-CONCEPT layout with a bright living room centered around a cozy GAS FIREPLACE, a kitchen with a BREAKFAST BAR ISLAND, plenty of CABINET SPACE, a generous PANTRY, plus a handy half bath and laundry room with a SINK and WALK-IN STORAGE ROOM perfect for storing your household essentials. Upstairs, you'll find TWO LARGE bedrooms, a full bath, and a GENEROUS PRIMARY SUITE complete with a WALK-IN-CLOSET and an ENSUITE featuring a STAND-UP SHOWER and relaxing JETTED TUB. The FULLY FINISHED BASEMENT has FRESH FLOORING (2025), TWO sizable bedrooms (one with its own WALK-IN-CLOSET), a SPACIOUS REC ROOM, and another full bathroom. Enjoy the spacious DOUBLE ATTACHED GARAGE, heated with a RADIANT HEATER, plus a DETACHED GARAGE out back. The backyard is your private oasis FULLY FENCED with mature trees, A DECK with built-in BENCH SEATING, a FIREPIT AREA, and side gate access. Located in the heart of Timberlea, close to schools, bus stops, eateries, and just steps from a scenic pond perfect for morning or evening strolls. Book your showing today and make this incredible home yours!

Inclusions:
Property Listed By:

FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER
ROYAL LEPAGE BENCHMARK

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









