

# \$599,900 - 111 Lazarde Place, Fort McMurray

MLS® #A2217378

**\$599,900**

4 Bedroom, 4.00 Bathroom, 2,014 sqft

Residential on 0.11 Acres

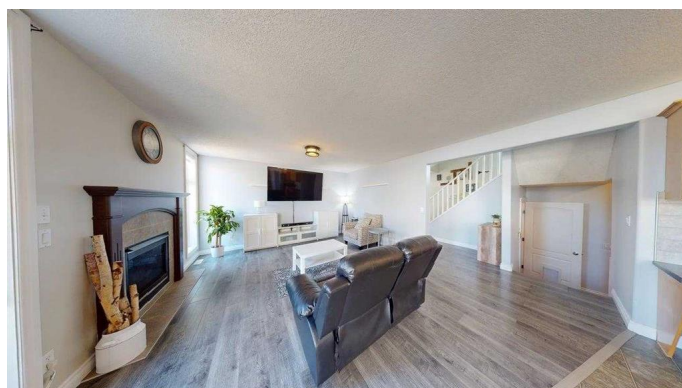
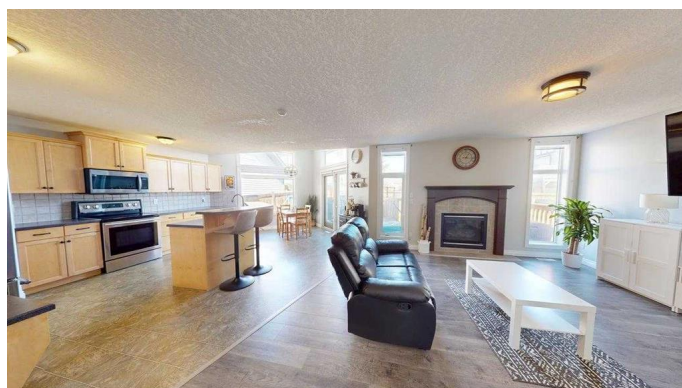
Timberlea, Fort McMurray, Alberta

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. This home is move-in ready and truly a must-see—don't miss out! Title insurance



in lieu of RPR.

Built in 2003

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217378    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,014       |
| Acres          | 0.11        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 111 Lazarde Place |
| Subdivision | Timberlea         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 2R2           |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 7   |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2   |

### **Interior**

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Kitchen Island             |
| Appliances        | See Remarks                |
| Heating           | Floor Furnace, Natural Gas |
| Cooling           | Central Air                |
| Fireplace         | Yes                        |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting                                 |
| Lot Description   | Back Yard, Landscaped, Dog Run Fenced In |
| Roof              | Shingle                                  |
| Construction      | Concrete, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 10            |
| Zoning         | R1            |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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