

**111 Lazarde Place
Fort McMurray, Alberta**

MLS # A2217378



\$599,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,014 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, CENTRAL AIR, GARAGE HEATER, GARAGE DOOR OPENER		
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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.