

113 Lanauze Street
Fort McMurray, Alberta

MLS # A2261643

\$525,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,289 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Gazebo, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, See Remarks, Storage, Wet Bar		

Inclusions: Fridge, Gas Stove, Dishwasher, Microwave hoodfan, Washer, Dryer, Pergola, Shed, Basement Microwave, Central A/C, Central Vac with attachments, Window Coverings

Welcome to 113 Lanauze Street. This is a home that truly checks all the boxes, both inside and out and it shows the moment you arrive. From the inviting front deck and mature tree to the spacious driveway, the curb appeal is undeniable. The sellers have cared for this property with pride, cleaning every corner and touching up every detail so it's 100% move in ready for the next owner. One of the standout features outside is the swing gate that opens into the backyard, offering secure and convenient parking for an RV, trailer, or ATVs neatly tucked behind the fence without compromising your outdoor space. Inside, you'll be impressed by the soaring 14 ft ceilings in the living room, where oversized windows fill the space with natural light. A cozy gas fireplace creates the perfect gathering spot, while just a few steps up, the open kitchen and dining area overlook the living room below. The kitchen is bright and functional with classic white cabinetry, a huge walk in pantry, and both gas and electric hookups for your cooking style of choice. Step outside into a backyard retreat that's been thoughtfully designed with four distinct deck spaces perfect for entertaining, lounging, or simply relaxing in the sun or shade. The landscaped yard, filled with mature trees and shrubs, is private, peaceful, and feels like your own oasis. The main level offers three bedrooms, including a generous primary suite with 4 piece ensuite. Downstairs, the fully finished basement features a massive rec room, an additional bedroom with wet bar (previously a rental with added soundproofing), a full bathroom, and laundry. This home is not only beautiful, but built to last with an Insulated Concrete Form (ICF) foundation for superior energy efficiency and soundproofing. Updates include new shingles (2025, 50-year warranty), updated kitchen appliances, and a central vacuum system.

Pair all of this with a welcoming neighbourhood and great neighbours, and you’ve got the total package. Stylish, functional, and exceptionally well maintained, this home is a true must see!