780-897-4003
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110 Lanauze Street
Fort McMurray, Alberta

MLS # A2239252

$479,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,518 sq.ft.	**Age:**	2004 (21 yrs old)
Beds:	5	**Baths:**	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	See Remarks	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all blinds & window coverings, garage heater, door opener, central vac, garage shelving.

A RARE FIND! SPACIOUS and Inviting 5 bedroom, 3 full bathrooms of 2941 square feet of living space has so much to offer the savvy buy. Located IN PRESTIGOUS LAKEWOOD SUBDIVISION, this home features an oversized double heated garage and triple car driveway is PERFECT size for those boys with toys, and don't forget the huge fenced in back yard with deck that is the full length of the back of the home! The front foyer is spacious with high ceilings, and stairs leading to the basement or to the upper floor of the main home. The living room features a Floor to ceiling windows, hardwood flooring, that flows into the dining and kitchen area which features a huge island, walk in pantry, built in desk, great as a coffee bar, lots of cabinets and a breakfast nook. Off the dining room is French doors leading to a huge deck overlooking a big fenced yard. There are 3 generous sized bedrooms with the Primary bedroom having its own primary ensuite bath. There is another bath that is common to the other 2 bedrooms. The basement is developed with 2 bedrooms, bathroom, massive family room, a bar with rough in for future wet bar or kitchenette, in addition to a games room / or make it a media room for movie night. So many things to love about this home. Call now to view and START Packing! Bonus: Nestled near schools, shopping, ponds, parks, walking trails and more!

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