

# \$524,900 - 107 Lazarde Place, Fort McMurray

MLS® #A2237985

**\$524,900**

5 Bedroom, 4.00 Bathroom, 1,828 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

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!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237985    |
| Price          | \$524,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,828       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 107 Lazarde Place |
| Subdivision | Timberlea         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 2R2           |

**Amenities**

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                             |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Off Street, On Street, Oversized, Single Garage Detached |
| # of Garages   | 2                                                                                                                             |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                               |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Gas, Living Room                                                                                                                   |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full                                                                                                                     |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage            |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding                                                 |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 74             |
| Zoning         | R1             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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