



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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107 Lazarde Place
Fort McMurray, Alberta

MLS # A2237985



\$524,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER		

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!