

# \$575,000 - 114 Lanauze Street, Fort McMurray

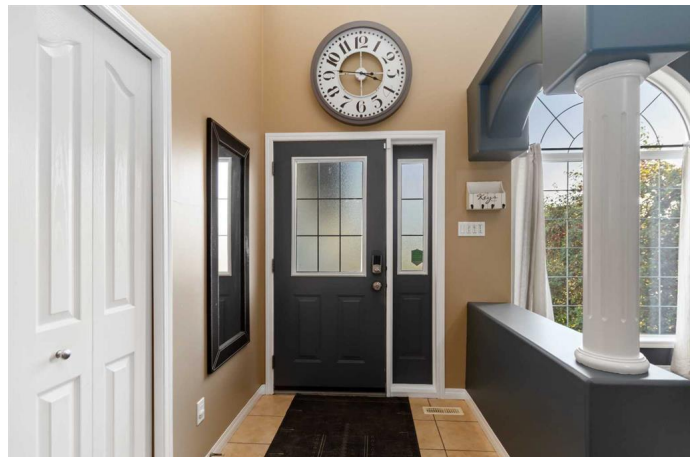
MLS® #A2260058

**\$575,000**

4 Bedroom, 4.00 Bathroom, 2,000 sqft  
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 114 Lanauze Street – a fully finished 1.5-storey single-family home in the heart of Timberlea in the subdivision of Lakewood. Featuring 4 bedrooms, 4 bathrooms, and an oversized heated double garage (24' x 24'), this well-maintained home offers space, comfort, and quality upgrades throughout – ideal for growing families. The main floor showcases vaulted ceilings, a large front great room, and continues with a cozy living room with a gas fireplace and updated feature wall. The kitchen features refurbished cabinets, a large island, and opens into a bright dining nook with garden doors leading to a large deck and beautifully landscaped yard. A main floor office adds flexibility for being a versatile space to be your home office or an upper-level 4th bedroom. The main level is complete with a main floor laundry room, mud room, and direct access to your attached garage. Take the beautiful staircase to the upstairs with updated carpets, a generous primary bedroom with a walk-in closet, and a 4-piece ensuite complete with a jetted tub and stand-up shower. Two additional bedrooms and a full 4-piece bath complete the upper level. The fully finished basement offers a spacious rec room, exercise area, an oversized 4th bedroom, another full bathroom, and loads of storage. This home offers updates that include 35-year shingles completed in 2018, two updated hot water tanks, and the addition of faux stone on the front of the home, giving this home incredible



curb appeal. The exterior of this home offers a fully fenced yard, large front driveway with RV Parking, plus an extra-large rear deck, gardens and loads of trees, making this yard private. This is a fantastic opportunity to own a move-in-ready family home in one of Fort McMurray’s most sought-after neighbourhoods where the sellers have said they have loved for many years and enjoyed raising their kids in this home. Additional features include central a/c, central vac, radiant heat in the garage, and the prime location in walking distance to schools, parks, Birchwood Trails, and more. Call today for your personal tour.

Built in 2004

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260058          |
| Price          | \$575,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,000             |
| Acres          | 0.13              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 114 Lanauze Street |
| Subdivision | Timberlea          |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |

Postal Code T9K 2S3

### Amenities

Parking Spaces 4

Parking Double Garage Attached, Oversized, Concrete Driveway, Heated Garage, Insulated

# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Mantle, Recreation Room

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Garden

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed September 26th, 2025

Days on Market 15

Zoning R1

### Listing Details

Listing Office COLDWELL BANKER UNITED

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