



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**107 Lazarde Place**  
**Fort McMurray, Alberta**

**MLS # A2237985**



**\$539,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,828 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Off		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!