



**GRASSROOTS**  
REALTY GROUP

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**113 Lanauze Street**  
**Fort McMurray, Alberta**

**MLS # A2242692**



**\$539,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bi-Level                                                                   |               |                   |
| <b>Size:</b>     | 1,289 sq.ft.                                                               | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Gazebo, Landscaped, Rectangular Lot, See Remarks                           |               |                   |

|                    |                                                              |                   |    |
|--------------------|--------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                   | <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> | ICF Block, Poured Concrete                                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Open Floorplan, See Remarks, Storage, Wet Bar |                   |    |

**Inclusions:** Fridge, Gas Stove, Dishwasher, Microwave hoodfan, Washer, Dryer, Pergola, Shed, Basement Microwave, Central A/C, Central Vac with attachments, Window Coverings

Welcome to 113 Lanauze Street. This is a home that truly checks all the boxes both inside and out. From the moment you arrive, the curb appeal stands out with a charming front deck and sitting area, a beautiful mature tree, and a spacious driveway. Whether you have ATVs, trailers, or an RV, the swing open side gate offers secure and convenient parking beside the home, tucked neatly behind the fence without compromising your backyard space. Inside, you'll be immediately impressed by the 14 foot ceilings in the living room, where natural light pours through the oversized front windows. The cozy gas fireplace anchors the space, creating a warm and welcoming atmosphere. Just a few steps up, the open concept kitchen and dining area overlook the living room below. The kitchen is bright and functional with classic white cabinetry, matching white appliances, and a huge walk in pantry. Currently equipped with a gas stove, the kitchen also features both gas and electric hookups, giving you flexibility for your preferred cooking style. Step outside into the backyard, and you'll discover a true outdoor oasis. There are four distinct deck spaces thoughtfully designed to suit every mood and occasion. Off the kitchen is the upper back deck, perfect for barbecuing or gathering with friends. From there, you'll step down to a spacious lower tier deck ideal for outdoor dining or lounging. For those who love the sunshine, there's a separate sun deck, while the pergola covered deck offers a shaded escape perfect for curling up with a book or enjoying a quiet summer evening. The beautifully landscaped yard, filled with mature trees and shrubs, creates a private, peaceful retreat you'll never want to leave. The main level of the home features three bedrooms, including a generous primary suite with a full 4 piece ensuite, as well as a second full bathroom.

Downstairs, the fully finished basement offers incredible additional space, including a massive rec room with above ground windows that keep the area bright and open. A large bedroom on this level features its own built in wet bar with a sink and microwave and was previously used as a rental, complete with extra soundproofing for added privacy. A third full bathroom and laundry area complete the lower level. Built with an Insulated Concrete Form (ICF) foundation, this home provides outstanding energy efficiency, excellent soundproofing, improved indoor air quality, and long term durability. Additional highlights include updated kitchen appliances (since 2016), new shingles installed in 2025 with a 50 year warranty, and a central vacuum system. Add in a welcoming, community oriented neighbourhood with great neighbours who look out for one another, and you've got the total package. This one of a kind property is stylish, functional, and exceptionally well maintained. An absolute must see!