



**102 Lanauze Street  
Fort McMurray, Alberta**

**MLS # A2300739**



**\$499,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Separate Entrance		

**Inclusions:** as is where is at the time of possession

Separate Entrance! Situated on a spacious 5,523 sq ft corner lot, this well-designed 1,446 sq ft bi-level offers exceptional versatility with a fully self-contained basement and thoughtful layout ideal for both homeowners and investors. The bright tiled entry welcomes you with vaulted ceilings and elegant wood and metal railings, leading to a convenient split entry and a laundry/mudroom with direct access to the heated double attached garage. The main level features low-maintenance laminate flooring throughout, a sun-filled living room with a cozy gas fireplace, and a generous eat-in kitchen with ample space for dining, entertaining, and storage. The primary bedroom includes a walk-in closet and a private 4-piece ensuite, while two additional bedrooms—including a unique loft-style bedroom—and a full main bathroom complete the upper level. The lower level retains valuable living space for the main home, offering a large family room or potential fourth bedroom with high ceilings and bright windows, along with a spacious storage closet, under-stair crawl space, and a bonus workshop area in the furnace room with a sink and additional storage. The fully self-contained 2-bedroom, 2-bathroom basement has its own private entrance from the backyard and features high ceilings, large windows, a full kitchen with pantry and stackable laundry, a cozy living area, and two spacious bedrooms—each with its own 3-piece ensuite—making it ideal for extended family or added flexibility. Outside, the property offers an oversized front driveway with parking for three vehicles, a double attached heated garage, full side access for RV or additional parking, a back deck, and plenty of yard space to enjoy. Ideally located within walking distance to transit, parks, and trails, and just minutes from schools, shopping, amenities, and main routes leading north and south of town,

this home also includes added features such as air conditioning. This is a rare opportunity to own a property that combines comfort, functionality, and excellent flexibility.