

\$525,000 - 113 Lanauze Street, Fort McMurray

MLS® #A2261643

\$525,000

4 Bedroom, 3.00 Bathroom, 1,289 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 113 Lanauze Street. This is a home that truly checks all the boxes, both inside and out and it shows the moment you arrive. From the inviting front deck and mature tree to the spacious driveway, the curb appeal is undeniable. The sellers have cared for this property with pride, cleaning every corner and touching up every detail so it's 100% move in ready for the next owner.

One of the standout features outside is the swing gate that opens into the backyard, offering secure and convenient parking for an RV, trailer, or ATVs neatly tucked behind the fence without compromising your outdoor space.

Inside, you'll be impressed by the soaring 14 ft ceilings in the living room, where oversized windows fill the space with natural light. A cozy gas fireplace creates the perfect gathering spot, while just a few steps up, the open kitchen and dining area overlook the living room below. The kitchen is bright and functional with classic white cabinetry, a huge walk in pantry, and both gas and electric hookups for your cooking style of choice.

Step outside into a backyard retreat that's been thoughtfully designed with four distinct deck spaces perfect for entertaining, lounging, or simply relaxing in the sun or shade. The landscaped yard, filled with mature trees and shrubs, is private, peaceful, and feels like your



own oasis.

The main level offers three bedrooms, including a generous primary suite with 4 piece ensuite. Downstairs, the fully finished basement features a massive rec room, an additional bedroom with wet bar (previously a rental with added soundproofing), a full bathroom, and laundry.

This home is not only beautiful, but built to last with an Insulated Concrete Form (ICF) foundation for superior energy efficiency and soundproofing. Updates include new shingles (2025, 50-year warranty), updated kitchen appliances, and a central vacuum system.

Pair all of this with a welcoming neighbourhood and great neighbours, and youâ€™ve got the total package. Stylish, functional, and exceptionally well maintained, this home is a true must see!

Built in 2004

Essential Information

MLS® #	A2261643
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,289
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	113 Lanauze Street
---------	--------------------

Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2S4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized, Parking Pad, RV Access/Parking, See Remarks
# of Garages	2

Interior

Interior Features	High Ceilings, Open Floorplan, See Remarks, Storage, Wet Bar
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Gazebo, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.