



## 101 Lanauze Street Fort McMurray Alberta

\$599,900

Discover 101 Lanauze Street, where stunning renovations and thoughtful design converge to create a truly remarkable home. The interior has been transformed into a modern oasis, making this property a must-see. As you enter, the spacious front foyer greets you with an abundance of natural light, thanks to expansive windows that fill the home with warmth. The open-concept living area features vaulted ceilings and a cozy gas fireplace, offering an inviting space for relaxation. The heart of this home, the chef's kitchen, has been meticulously renovated with custom white cabinetry, a built-in pantry, and soft-close pull-out drawers. The elegant farmhouse sink complements the quartz countertops and striking demask tile backsplash, making this kitchen as functional as it is beautiful. No detail has been overlooked in the updated bathrooms, featuring new vanities, tiled floors, stylish lighting, and modern mirrors. The main level boasts three spacious bedrooms, including a luxurious master suite with a walk-in closet and a 5-piece ensuite bathroom, complete with a double vanity. Even the laundry room has been upgraded with new cabinetry and a folding table, providing convenient access to the fully finished and heated garage. This garage is a handyman's dream, with abundant storage and workbenches for all your projects. But the true standout feature of this home is the exceptional, fully self-contained 2-bedroom, 2-bathroom legal basement suite. Generating \$1,800 per month in rental income, this suite offers high ceilings, large windows, a full kitchen, a living room with a gas fireplace, and its own laundry. The suite even has its own fenced backyard with a patio, making it one of the best rental spaces you'll find. There is also the option to add a door for direct access from the main level. Situated on a large corner lot in prestigious Lakewood Estates, this property offers a...

Other 3.68 M x 6.86 M

Living room 4.09 M x 4.70 M

Bedroom 2.62 M x 3.00 M

Primary Bedroom 3.68 M x 4.72 M

4pc Bathroom 1.47 M x 2.64 M

4pc Bathroom 1.50 M x 3.02 M

Kitchen 3.79 M x 4.37 M

Dining room 3.79 M x 5.11 M

Bedroom 2.74 M x 3.02 M

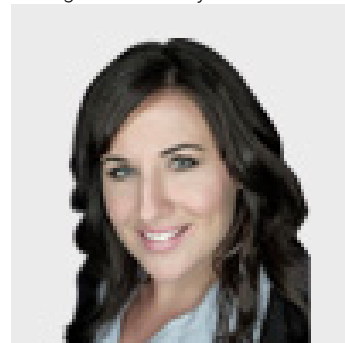
Bedroom 2.74 M x 4.78 M

5pc Bathroom 1.50 M x 3.00 M

4pc Bathroom 1.50 M x 3.02 M

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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Primary Bedroom 3.81 M x 5.05 M

Foyer 3.10 M x 1.91 M

Living room 4.29 M x 5.49 M

Laundry room 2.74 M x 1.50 M