



134 Lanauze Street Fort McMurray Alberta

\$489,900

Welcome to 134 Lanauze Street: a charming family home nestled in the heart of Lakewood. Boasting a long list of features including New Shingles being installed in 2024, an oversized 23x22 attached double car garage and a fully fenced backyard, this home offers both comfort and convenience being located mere steps away from green spaces, a splash park, and numerous amenities in the Timberlea area. As you step inside, vaulted ceilings greet you, lending an airy and spacious feel to the main level. The welcoming entryway leads you into the living room, boasting laminate flooring, neutral paint colours and a large front window that fills the space with natural light. The charming eat-in kitchen awaits, boasting ample counter and cupboard space, a pantry for additional storage, and convenient access to the back deck and fully fenced backyard, perfect for outdoor gatherings and relaxation during the warmer months. The main level is thoughtfully designed to accommodate two bedrooms and two full bathrooms, including an ensuite bathroom in the primary suite for added privacy and convenience. Descending to the lower level, you'll discover two additional bedrooms, a generously sized family room, and oversized windows that flood the space with natural light, creating a warm and inviting atmosphere throughout. This home has been freshly painted in 2024 and features newer washer and dryer installed in 2020, ensuring a modern and well-maintained living environment. With its warm ambiance and turnkey condition, this home is ready for immediate possession, inviting you to schedule a tour and experience its welcoming charm firsthand. (id:6769)

3pc Bathroom 5.42 Ft x 9.50 Ft

Bedroom 11.83 Ft x 10.92 Ft

Bedroom 10.92 Ft x 10.92 Ft

Recreational, Games room 11.92 Ft x 30.17 Ft

Furnace 11.75 Ft x 7.33 Ft

4pc Bathroom 4.83 Ft x 8.00 Ft

4pc Bathroom 4.83 Ft x 8.92 Ft

Bedroom 12.17 Ft x 12.33 Ft

Kitchen 13.17 Ft x 18.00 Ft

Living room 13.25 Ft x 16.58 Ft

Primary Bedroom 11.83 Ft x 17.75 Ft

Listing Presented By:



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The Agency North Central Alberta

<http://www.theagencyfortmcmurray.com/>

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