



GRASSROOTS
REALTY GROUP

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109 Lanauze Street
Fort McMurray, Alberta

MLS # A2319723



\$429,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,301 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: As is where is at the time of possession

Opportunity knocks at 109 Lanauze Street! Located in the established and sought-after neighbourhood of Timberlea, this 4-bedroom, 3-bathroom bi-level offers 1,301 sq. ft. of living space and exceptional potential for buyers looking to build sweat equity. Featuring a functional floor plan with large windows that allow for plenty of natural light, this home provides a solid foundation for renovation and customization. While the property requires updates and repairs, it presents an affordable opportunity to add value and make it your own. The main level is complemented by a spacious attached double garage measuring 23'8" x 22'7", along with a front driveway for additional parking. The basement includes two recreation spaces, one bedroom, and a 3-piece bathroom, offering flexibility for growing families, hobby spaces, or future improvements. Situated on a generous 5,741 sq. ft. fenced lot, the yard provides plenty of room for children, pets, gardening, or outdoor entertaining. Whether you're an investor, handyman, or buyer searching for a project with upside potential, this property offers a chance to create equity in a desirable Timberlea location. Don't miss this opportunity to unlock the potential of this home and transform it into something special.