



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**130 LAFFONT Way, Fort McMurray T9K 2P9**

MLS® #: **A2090690**

Area: **Timberlea**

Listing Date: **10/30/23**

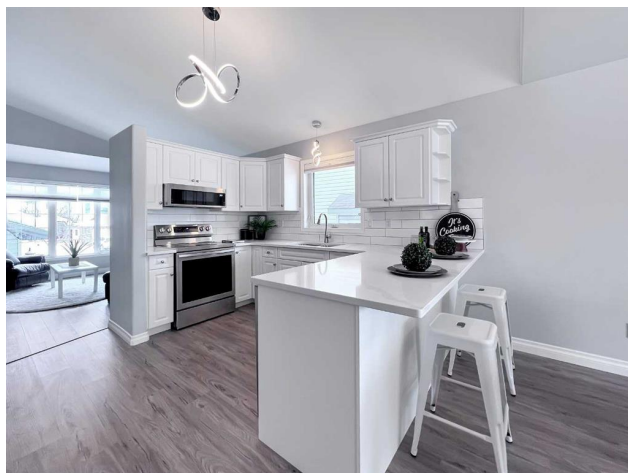
List Price: **\$549,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$30k, 08-Apr**

Association: **Fort McMurray**



#### General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2004**  
Lot Information  
Lot Sz Ar: **6,635 sqft**  
Lot Shape:

#### Finished Floor Area

Abv Sqft: **1,455**  
Low Sqft:  
Ttl Sqft: **1,455**

#### DOM

**185**  
Layout  
Beds: **6 (3 3 )**  
Baths: **4.0 (4 0)**  
Style: **Bi-Level**

#### Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,No Neighbours Behind,Landscaped**  
Park Feat: **Double Garage Attached,Driveway,Heated Garage**

#### Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Dog Run,Garden,Lighting,Private Entrance,Private Yard,Storage**

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Gas Stove,Refrigerator,Washer,Washer/Dryer**  
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
Utilities:

#### Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>13`1" x 10`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>6`5" x 7`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`1" x 8`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 9`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`5" x 16`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`5" x 13`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 12`2"</b>	<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>8`3" x 6`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`1" x 8`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>6`8" x 10`7"</b>

Bedroom  
Dining Room  
Bedroom - Primary

Basement  
Basement  
Basement

10`2" x 12`9"  
12`11" x 11`5"  
14`11" x 11`2"

Dining Room  
Living Room

Basement  
Basement

12`11" x 11`5"  
12`11" x 9`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**  
  
**0225763**

Remarks

Pub Rmks:

**What an incredible time to grab this income helper! 130 Laffont Way boasts a 3 bedroom legal suite that can generate \$1800-\$2200/month. You will be pleased to pull up to this triple car driveway, an oversized double garage with two single garage doors, and a manicured front yard! BUT, WAIITTTT until you go inside!! You are greeted with a LARGE entry way with a full independent laundry room off of it and access to the 23x26 HEATED garage finished with epoxy floors, loft storage and fresh PAINT. Up the stairs you will find updated LIGHT FIXTURES, fresh PAINT, upgraded LUXURY VINYL PLANK flooring consistent throughout the entire main level. Stairs take you up to the formal family room seen through the asthetically pleasing exposed stairwell (THERE'S 2 FAMILY ROOMS on the MAIN!!) Past the family room you will fall IN LOVE with this WHITE & BRIGHT kitchen boasting QUARTZ COUNTERTOPS, subway tile backsplash, loads of counter and cupboard space, a Smart dual door refrigerator complimenting the stainless and black upgraded appliance package. The flow from kitchen to dining/living room is vastly open and cozy with a gas fireplace and double patio doors to enjoy the large two-tiered deck and 6636 sq/ft.yard! We have 3 great sized bedrooms on the main, & 2 updated bathrooms. (Consistent with the kitchen design) The Primary can easily accomodate the King bed and large dressers. The primary boasts a 4 piece ensuite bath and double closets wth organizers. Out back you will be happy to see another great STORAGE/WORKSHOP (12x14) with electricity and heat PLUS LOFT storage. The 3 bedroom, 2 Bath LEGAL BASEMENT SUITE is accessible from the side yard and designated perfectly for it! You will enter and be amazed with the high ceilings, comfy and warm with the in-floor heat and your own thermostats. The kitchen has the same great smart refrigerator as upstairs, a gas range stove, OTR microwave, dishwasher and independant laundry too! The BASEMENT PRIMARY is HUGE with a 3 piece ensuite bath, and is private from the other two bedrooms. It really is great for those working professionals or the average sized family. Past the kitchen & dining you'll find a family room, another 4 piece bathroom, a large 2nd bedroom, and cozy 3rd bedroom. 130 Laffont way is close to ALL amenities, cresting EAGLE RIDGE and encompassed in TIMBERLEA. You will find an abundance of trails, shops, entertainment, bus routes, schools, ponds, day cares, restaurants , parks..you name it! LOCATION LOCATION LOCATION is calling!!! Book today, YOU DO NOT WANT TO MISS THIS ONE!**

Inclusions:

**2X refrigerators, 2X dishwashers, 2X OTR microwave, 2X stove, 2X washer, 2X dryer, Garage TV and mount, Heater in Garage, 12x14 Shed/Workshop and Heater in workshop**

Property Listed By:

**SELLER DIRECT NORTHERN HOMES REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













