



THE
A-TEAM

**RE/MAX
FIRST**

139 LAFFONT Way, Fort McMurray T9K 2P2

MLS®#: **A2102958**

Area: **Timberlea**

Listing Date: **01/23/24**

List Price: **\$599,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2003

Lot Information

Finished Floor Area

Lot Sz Ar:

5,267 sqft

Lot Shape:

Abv Sqft:

1,738

Low Sqft:

Ttl Sqft:

1,738

DOM

101

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Interior Lot,Landscaped

Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Heated Garage,See Remarks

Utilities and Features

Roof:	Asphalt Shingle	Construction:	See Remarks
Heating:	Forced Air,Natural Gas	Flooring:	Laminate,Tile
Sewer:		Water Source:	
Ext Feat:	Fire Pit,Private Yard	Fnd/Bsmt:	Poured Concrete
Kitchen Appl:	Central Air Conditioner,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer		
Int Feat:	Central Vacuum,Jetted Tub,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)		
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 2`6"	Dining Room	Main	10`4" x 9`4"
Kitchen	Main	14`2" x 12`4"	Laundry	Main	6`5" x 6`4"
Living Room	Main	14`10" x 17`2"	4pc Bathroom	Second	7`4" x 5`2"
5pc Ensuite bath	Second	8`10" x 9`10"	Bedroom	Second	10`1" x 11`8"
Bedroom	Second	12`2" x 11`5"	Bedroom - Primary	Second	16`1" x 20`7"
4pc Bathroom	Basement	13`4" x 8`0"	Game Room	Basement	23`11" x 26`7"
Furnace/Utility Room	Basement	10`2" x 7`6"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0225763

Remarks

Pub Rmks:

139 Laffont Way! Welcome home:) Situated close to many amenities such as schools, walking trails and a water spray park Playground that is just around the corner for the kids! This family home has everything you need- Double attached heated garage, Central A/C, Central Vac, Main floor laundry, Dog run & fenced in rear yard! Oh ya you'll LOVE this yard - check out this yard in person when you come visit; complete with fire pit area, water feature, rock features, large patio deck area + Hot Tub and all facing west for that evening sun. Inside it gets better - NO Carpet no problem this home has newer flooring throughout and has upgraded lighting, upgraded custom railing up to the second floor, kitchen hardware & appliances also updated. Main floor has access to the garage and features 1/2 bath; living room with gas fireplace which is open to the Kitchen that has corner pantry and large working Island with sink that all looks out past the dinning nook and out to your rear yard oasis. Master bedroom has walk-in closet, full ensuite with his/her sinks and jetted tub + stand up shower. Other two kids rooms are nicely decorated and look out to the rear yard as well. Basement is fully developed with 2 storage rooms and 3-peice bathroom and wide open family room with custom built-in shelving and components rack for the entertainment system & projector screen. You enough room if you wanted to add a 4th bedroom it can easily be done. Lots more to discover on this very well kept home.....

Inclusions:
Property Listed By:

hot tub
EXP REALTY

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







