



THE
A-TEAM

**RE/MAX
FIRST**

147 LAFFONT Way, Fort McMurray T9K 2R3

MLS®#: **A2115205**

Area: **Timberlea**

Listing Date: **03/15/24**

List Price: **\$539,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$20k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Finished Floor Area

Abv Sqft:

2,163

Low Sqft:

Lot Sz Ar:

5,262 sqft

Ttl Sqft:

2,163

Lot Shape:

DOM

62

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Other

Int Feat:

Breakfast Bar,Crown Molding,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

2pc Bathroom

Main

6`3" x 2`4"

Dining Room

Main

13`0" x 7`2"

Foyer

Main

7`9" x 7`10"

Kitchen

Main

12`6" x 18`5"

Laundry

Main

5`5" x 7`11"

Living Room

Main

18`3" x 20`8"

4pc Bathroom

Second

9`1" x 4`11"

5pc Ensuite bath

Second

9`2" x 11`0"

Bedroom

Second

12`10" x 13`5"

Bedroom

Second

12`2" x 11`7"

Bonus Room

Second

14`11" x 18`3"

Bedroom - Primary

Second

15`7" x 17`7"

4pc Bathroom

Basement

7`2" x 4`11"

Bedroom

Basement

11`8" x 11`0"

Furnace/Utility Room	Basement	8`7" x 11`1"	Game Room	Basement	20`7" x 25`9"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R1			
Legal Desc:		0225763			
			Remarks		
Pub Rmks:		<p>Welcome to 147 Laffont Way - Nestled within the sought after neighborhood of Timberlea, this delightful single-family home offers the perfect blend of comfort, space, and convenience. Featuring 4 bedrooms plus a bonus room, over 2900 sqft of total living space, and a double attached garage, this home offers it all. Upon entry you are greeted by a large foyer which takes you up to the main floor featuring an open concept layout with a cozy living room adorned by a gas burning fireplace, and plenty of large windows that offer an abundance of natural light. The adjacent kitchen is large and has ample counter space, cupboard space, a walk-in pantry, and a breakfast bar. The main floor also hosts a convenient laundry room, and 2 pc bathroom. Upstairs features 3 bedrooms which includes the spacious primary bedroom with a 5 pc en-suite. Upstairs you will also find a large versatile bonus room that can be used as another family room, home gym, or children's playroom. The lower level of the home features another bedroom, 4 pc bathroom, and a large recreation room complete with another cozy gas burning fireplace, providing the perfect space for entertainment and relaxation. Additionally, this home has a fully fenced in backyard, and is situated in a great location close schools, parks, shopping centers, and other amenities. Schedule a showing today and envision yourself living in this wonderful family-friendly community. No representations or warranties made.</p>			
Inclusions:		As is where is, on possession			
Property Listed By:		EXP REALTY			

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













