



THE
A-TEAM

**RE/MAX
FIRST**

240 LAFFONT Way #6, Fort McMurray T9K 2W2

MLS® #: **A2119598**

Area: **Timberlea**

Listing Date: **04/09/24**

List Price: **\$239,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

2005

Finished Floor Area

Abv Sqft:

1,449

Low Sqft:

Ttl Sqft:

1,449

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

38

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Landscaped,Street Lighting

Single Garage Attached

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Laminate Counters,Sump Pump(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Second	15`9" x 12`8"	Living Room	Second	19`4" x 15`8"
Dinette	Second	15`6" x 10`8"	2pc Bathroom	Second	6`2" x 3`5"
Bedroom - Primary	Third	14`1" x 15`10"	4pc Ensuite bath	Third	8`10" x 4`6"
Bedroom	Third	10`10" x 9`6"	Bedroom	Third	11`0" x 9`6"
4pc Bathroom	Third	9`5" x 4`11"			

Condo Fee:
\$571

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **0621015**

Remarks

Pub Rmks: **Welcome to Winchester Villas! Very clean unit and move in ready. Spacious entry with access to garage and basement level. Kitchen with breakfast bar, loads of cupboards, counter space and corner pantry. Dinette located off the kitchen with an outside access. Washer and dryer is conveniently located on main level. 2 piece bath off the kitchen. Enjoy the large living space with gas fireplace and access to balcony. Big windows provide plenty of light. Upstairs you will find the primary suite with ensuite bath and a walk in closet. 2 additional bedrooms with another 4 piece bath complete the upper level. Need storage? No problem, basement is wide open and has lots of room for extra storage. Single car garage. Close to site bus stops and city busses. This will also make a great revenue property. Furniture is negotiable.**

Inclusions: **N/a**
Property Listed By: **3% REALTY FORT MCMURRAY**

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





