



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**299 LAFFONT Way, Fort McMurray T9K 2R1**

MLS®#: **A2124575**

Area: **Timberlea**

Listing Date: **04/25/24**

List Price: **\$450,000**

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

Abv Sqft:

**1,330**

Low Sqft:

Ttl Sqft:

**1,330**

Lot Sz Ar:

**4,904 sqft**

Lot Shape:

DOM

**23**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**No Neighbours Behind,Landscaped,Standard Shaped Lot  
Double Garage Attached,Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding**

Flooring:

**Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Ceiling Fan(s),Closet Organizers**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 9`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 11`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 10`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>15`3" x 18`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`11" x 15`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`3" x 15`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`1" x 21`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`10" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 13`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 18`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`4" x 4`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 14`5"</b>
<b>Storage</b>	<b>Basement</b>	<b>20`2" x 10`9"</b>

Storage	Basement	4`5" x 5`5"	Furnace/Utility Room	Basement	9`5" x 6`5"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R1				
Legal Desc:	0225763	Remarks			

Pub Rmks:	<p><b>Welcome to 299 Laffont Way, a cozy 5-bedroom, 3-bathroom bungalow in the heart of Timberlea. Conveniently situated near schools, parks, and shopping, this home offers both comfort and accessibility. Upon entering, you're greeted by a tiled front entry that leads to the mud/laundry room with garage access, ensuring functionality for everyday living. As you move into the living room, natural light pours in through large windows, creating a bright and inviting atmosphere. The open-concept kitchen/dining room boasts maple-coloured cabinets, adding a touch of warmth and charm to the space. The main floor features 3 bedrooms, including a primary suite with a private ensuite. Two additional bedrooms and a full bathroom offer ample space for guests or family members. Venturing downstairs, the fully developed basement provides extra living space with a large family room, 2 more good-sized bedrooms, and a full bathroom. Rough-ins for a future kitchenette make this area ideal for entertaining or accommodating guests. Outside, a spacious back deck offers the perfect spot for gatherings or soaking up the sun while overlooking the backyard. The double attached garage provides parking and storage, with additional parking for 2 vehicles in the front driveway. Don't miss out on the opportunity to make this charming bungalow your own.</b></p>				
Inclusions:	N/A				
Property Listed By:	The Agency North Central Alberta				

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

















