



THE
A-TEAM

**RE/MAX
FIRST**

143 LAFFONT Way, Fort McMurray T9K 2P9

MLS®#: **A2139688**

Area: **Timberlea**

Listing Date: **06/13/24**

List Price: **\$589,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 01-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **1,600**
Low Sqft:
Ttl Sqft: **1,600**

Lot Information

Lot Sz Ar: **5,262 sqft**
Lot Shape:

DOM

95
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Landscaped,Many Trees,Private**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Fire Pit,Garden,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,See Remarks,Slate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Electric Stove,Microwave,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Kitchen Island,Natural Woodwork,Open Floorplan,Recessed Lighting,See Remarks,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	9`8" x 8`0"	Living Room	Main	15`9" x 12`6"
Kitchen	Main	13`4" x 9`8"	Dining Room	Main	13`4" x 7`5"
2pc Bathroom	Main	5`8" x 4`9"	3pc Ensuite bath	Second	9`5" x 6`10"
4pc Bathroom	Second	9`8" x 6`10"	Bedroom	Second	9`8" x 9`9"
Bedroom	Second	10`9" x 12`7"	Bedroom - Primary	Second	14`5" x 16`2"

**3pc Bathroom
Game Room**

**Basement
Basement**

**10`6" x 5`11"
27`11" x 11`2"**

**Other
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**9`10" x 6`9"
9`8" x 7`5"**

Title:
Fee Simple
Legal Desc:

0225763

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 143 Laffont Way, an exquisite 3-bedroom, 3.5-bathroom home boasting 1,600 sqft of luxurious living space on a generous 5,000 sqft lot in the heart of Fort McMurray. Crafted by the builder himself, this home is packed with incredible updates and high-end features, perfect for family living and entertaining. As you enter the foyer, you are welcomed by bright natural light and an open layout leading into the kitchen. The home features granite countertops throughout, a large dining area, a sit-up island, main floor laundry, in-floor heating, and a powder room with sensor lighting for easy convenience. Custom crown molding complements the main level, which overlooks your backyard filled with mature trees and gorgeous features. The wide plank flooring on the main level seamlessly ties into the solid wood staircase leading to the upper level, offering three spacious bedrooms and a full bath. The primary suite has so much character anyone would love, starting with the gas fireplace with custom woodwork to make every night relaxing and cozy! Adding ambient lighting above the trim, a 3-piece bathroom, and a walk-in closet AND oversized balcony for all those peaceful morning coffees! The basement welcomes you with incredible details, creating a perfect space! LED lighting, custom maple cabinetry accompanying the spacious wet bar with granite countertops, in-floor heating, another gas fireplace, and a luxurious walk-in slate steam shower to really maximize your comfort level! We aren't done yet! Heading into the garage you will be amazed with all it has to offer, this garage is unmatched, featuring stamped concrete flooring, slate stairs into the home, wall-to-wall custom maple cabinetry with soft-closing doors, in-floor heating, a floor drain, hot/cold water taps, and custom LED lighting. It truly is a rare find! Lastly, the outdoor oasis calls! complete with hot and cold water taps ready for an outdoor kitchen setup, perfect for summer gatherings! It features a partially covered custom slate deck and a fire pit patio area. This meticulously crafted home offers a perfect blend of luxury, comfort, and functionality. Don't miss this rare opportunity—schedule your private tour today!**

Inclusions: **Fridge(ss), Stove(ss), microwave, dishwasher(ss), Washer/dryer(white) TV/TV mount in garage, Garden shed, Fire pit, BBQ, all window coverings**

Property Listed By: **EXP REALTY**

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