



THE
A-TEAM

**RE/MAX
FIRST**

251 LAFFONT Way, Fort McMurray T9K 2R2

MLS®#: **A2154394**

Area: **Timberlea**

Listing Date: **08/01/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 09-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2003**
Lot Information
Lot Sz Ar: **4,677 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,843**
Low Sqft:
Ttl Sqft: **1,843**

DOM

142
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Standard Shaped Lot**
Park Feat: **Double Garage Attached,Driveway,Heated Garage,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Fire Pit,Private Yard**

Construction: **Concrete,Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Jetted Tub,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`10" x 9`3"
Kitchen	Main	13`8" x 16`2"
2pc Bathroom	Main	5`2" x 4`11"
Bedroom	Second	11`2" x 9`6"
4pc Bathroom	Second	5`0" x 8`3"
4pc Ensuite bath	Second	9`3" x 11`10"
Bedroom	Basement	10`7" x 12`7"

Room	Level	Dimensions
Living Room	Main	17`10" x 14`3"
Dining Room	Main	14`0" x 8`5"
Bonus Room	Second	18`11" x 13`7"
Bedroom	Second	9`1" x 11`9"
Bedroom - Primary	Second	14`1" x 11`9"
Game Room	Basement	17`0" x 13`8"
3pc Bathroom	Basement	8`7" x 5`2"

Storage
Furnace/Utility Room

Basement
Basement

10`8" x 2`1"
10`5" x 6`3"

Storage

Basement

13`10" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0225763

Remarks

Pub Rmks:

Welcome to 251 Laffont Way. Elevate your lifestyle with this entertainer's paradise, a stunning family home designed for comfort and style. This maintenance-free property offers a wealth of features that cater to both relaxation and entertainment, making it a perfect fit for modern living. Enjoy the convenience of RV parking at the front and a beautifully designed 2-tier deck that is wired for outdoor TV entertainment and has a rough-in for a hot tub. The intimate lower-level fire pit provides a cozy setting for gatherings under the stars. As you enter the home, you are greeted by an open-concept floor plan where the kitchen, dining, and living room flow effortlessly together. The cozy gas fireplace serves as the focal point of the living room, creating a warm and inviting atmosphere. The kitchen is a dream for any home chef, featuring ample cabinetry and counter space, stainless steel appliances, a spacious corner pantry, and a breakfast bar. The dining area is filled with natural light from floor-to-ceiling windows and provides direct access to the masterful 2-tier deck outside, making it ideal for hosting and entertaining. Upstairs, a large bonus room with high vaulted ceilings offers a versatile space for relaxation or play. The charming window seating against the beautiful bay windows adds character and a cozy touch. This floor is home to 3 bedrooms, including the primary bedroom, which features a walk-in closet and a 4-piece ensuite with a jetted tub and stand-up shower. The two additional bedrooms are generously sized and share a main 4-piece bathroom. The fully developed basement includes a sizeable recreation room and tons of storage space. This level also features a large bedroom and a 3-piece bathroom for added convenience. The property includes a double attached heated garage and additional parking space in the driveway. Located in the heart of Timberlea close to playgrounds, a water park, and a host of other amenities, this gem is truly an amazing family home, offering both convenience and a vibrant community atmosphere. Don't miss your chance to own this exceptional property. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Inclusions:
Property Listed By:

Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Shed, Garage Heater, A/C, BBQ, TV, and Basement Refrigerator.
ROYAL LEPAGE BENCHMARK

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









2nd Floor Exterior Area 1020.98 sq ft
Interior Area 940.69 sq ft
Excluded Area 18.07 sq ft





