



THE
A-TEAM

**RE/MAX
FIRST**

240 LAFFONT Way #1, Fort McMurray T9K2W2

MLS® #: **A2157288**

Area: **Timberlea**

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

List Price: **\$224,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$4k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **1,868**

Low Sqft:

Ttl Sqft: **1,868**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

72

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **Townhouse**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Landscaped

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Laminate, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**

Int Feat: **Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	15`5" x 13`3"
Foyer	Lower	6`10" x 12`1"
Game Room	Lower	18`1" x 22`1"
4pc Ensuite bath	Second	
Bedroom	Second	9`6" x 10`7"

Room	Level	Dimensions
Dinette	Main	15`4" x 9`9"
Living Room	Main	18`8" x 16`1"
Storage	Lower	2`10" x 4`3"
4pc Bathroom	Second	
Bedroom	Second	8`10" x 9`1"
Bedroom - Primary	Second	13`9" x 11`11"

Legal/Tax/Financial

Condo Fee:
\$555

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

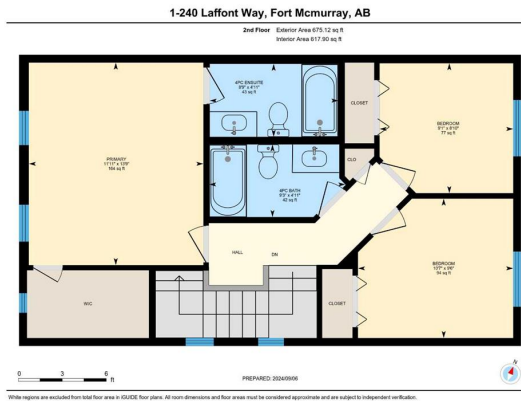
Legal Desc: **0621015**

Remarks

Pub Rmks: **End unit! Unit 1 in Winchester Villas is a 3 bedroom, 2 bathroom unit. Freshly painted, this property is ready for the new owner. This floor plan has a separated kitchen and dining area from the living room. Lots of counter space with the large island and walk in pantry for storage. Laundry is on this floor along with a 2 pc bathroom. The living room will have lots of afternoon sun. The gas fireplace is a great feature to have in the winter months. Upstairs there are three bedrooms. The primary bedroom has very large. Room to fit that king sized bed. The walk in closet is massive! The basement awaits your creative ideas for another bedroom/rec room and 3 pc bathroom. Condo fees are: \$552.54 per month. BE sure to check out the 360 tour & detailed floor plans where you can see every sink and shower in the home.**

Inclusions:
Property Listed By: **fridge, stove, dishwasher, microwave, washer, dryer, window coverings
RE/MAX FORT MCMURRAY**

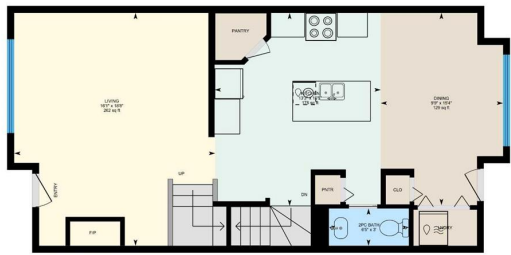
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





1-240 Laffont Way, Fort McMurray, AB

Main Floor Exterior Area 710.00 sq ft
Interior Area 610.07 sq ft



0 3 6 ft PREPARED: 2024/06/06
 While regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

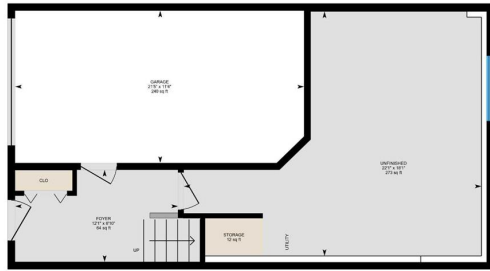






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1st Floor Exterior Area 434.52 sq ft
Interior Area 275.52 sq ft
Excluded Area 258.37 sq ft



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