



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 LAFFONT Way #1, Fort McMurray T9K2W2**

MLS® #: **A2157288**      Area: **Timberlea**      Listing Date: **09/09/24**      List Price: **\$229,000**  
 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**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,868**  
 Low Sqft:  
 Ttl Sqft: **1,868**

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Townhouse**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **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	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dinette</b>	<b>Main</b>	<b>15`4" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`5" x 13`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`8" x 16`1"</b>
<b>Foyer</b>	<b>Lower</b>	<b>6`10" x 12`1"</b>	<b>Storage</b>	<b>Lower</b>	<b>2`10" x 4`3"</b>
<b>Game Room</b>	<b>Lower</b>	<b>18`1" x 22`1"</b>	<b>4pc Bathroom</b>	<b>Second</b>	
<b>4pc Ensuite bath</b>	<b>Second</b>		<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 9`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 10`7"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`9" x 11`11"</b>

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**