



THE
A-TEAM

**RE/MAX
FIRST**

118 LAFFONT Way, Fort McMurray T9K 2P9

MLS® #: **A2165347** Area: **Timberlea** Listing Date: **09/12/24** List Price: **\$427,500**
 Status: **Pending** 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
 Lot Sz Ar: **9,543 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,210**
 Low Sqft:
 Ttl Sqft: **1,210**

DOM

36
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Front Yard,Lawn,Landscaped,Underground Sprinklers**
 Park Feat: **Additional Parking,Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,RV Access/Parking,RV Gated,Side By Side**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	6`2" x 5`6"	4pc Bathroom	Main	8`9" x 4`9"
Bedroom	Main	10`10" x 10`9"	Bedroom	Main	8`11" x 9`3"
Dining Room	Main	10`11" x 10`8"	Kitchen	Main	12`1" x 8`0"
Living Room	Main	16`3" x 17`6"	Bedroom - Primary	Main	13`5" x 11`10"
3pc Bathroom	Basement	8`6" x 4`10"	Bedroom	Basement	8`7" x 9`3"
Bedroom	Basement	10`7" x 11`4"	Den	Basement	8`6" x 8`3"
Game Room	Basement	23`6" x 16`10"	Furnace/Utility Room	Basement	10`8" x 12`6"

Title: **Fee Simple**
Legal Desc: **0225763**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to 118 Laffont Way: This bungalow sits on a MASSIVE 9,543 sq/ft CORNER LOT with a gravel RV parking pad and offers plenty of space for all your outdoor toys and vehicles. With five bedrooms, three bathrooms, and an oversized attached 26x24 garage, this home is perfect for those who need extra storage and parking. The front driveway can accommodate parking for 3, with additional parking available in the garage. The main living space features an open concept design with vaulted ceilings and hardwood floors throughout. The primary bedroom boasts a walk-in closet and a three-piece ensuite bathroom, while two additional bedrooms with carpet are located on the main floor. A four-piece bathroom is conveniently situated at the beginning of the hall for guests. The fully developed lower level offers a spacious family room with a natural gas fireplace, two more bedrooms, a three-piece bathroom, and a laundry area in the utility room. Schedule a tour today and discover all the space and convenience this home has to offer.**

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









