



THE
A-TEAM

**RE/MAX
FIRST**

242 LAFFONT Way, Fort McMurray T9K 2R2

MLS®#: **A2168019**

Area: **Timberlea**

Listing Date: **09/25/24**

List Price: **\$349,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,264**
Low Sqft:
Ttl Sqft: **1,264**

DOM

22
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,940 sqft**
Lot Shape:

Parking
Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Standard Shaped Lot**
Park Feat: **Alley Access,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Jetted Tub,No Smoking Home,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	9`7" x 5`4"
Kitchen	Main	9`7" x 11`4"
4pc Bathroom	Second	8`6" x 4`11"
Bedroom	Second	9`2" x 10`11"
Bedroom - Primary	Second	13`4" x 11`3"
Bedroom	Basement	15`3" x 11`10"
Furnace/Utility Room	Basement	9`10" x 3`11"

Room	Level	Dimensions
Dining Room	Main	10`7" x 9`9"
Living Room	Main	15`0" x 13`7"
4pc Ensuite bath	Second	5`0" x 11`2"
Bedroom	Second	9`3" x 11`9"
3pc Bathroom	Basement	6`6" x 5`4"
Game Room	Basement	14`2" x 11`9"

Title:
Fee Simple
Legal Desc:

0225763

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 242 Laffont Way: This beautifully updated two-storey home, located in the heart of Timberlea, offers a modern aesthetic and an unbeatable price point. Situated close to shopping, restaurants, schools, and parks, it combines convenience with comfort, making it perfect for families and professionals alike. Recent upgrades include new shingles (2021), a newly built covered front deck (2024), and updated windows and doors (2022), enhancing the home's curb appeal and ensuring peace of mind for years to come. Step inside to discover a bright and inviting living space, featuring soft grey walls (2022) and neutral flooring throughout the main level. The spacious living room, illuminated by a large window, is warmed by a natural gas fireplace, creating a cozy atmosphere year-round. The stylish eat-in kitchen is designed for both function and beauty, boasting black appliances, upgraded quartz countertops, white cabinetry, and a view of the oversized back deck—perfect for summer barbecues and outdoor gatherings. A convenient two-piece powder room with laundry facilities completes the main floor. Upstairs, the private second level features three generously sized bedrooms. The primary suite is a serene retreat with an updated four-piece ensuite, while the other bedrooms share an equally impressive bathroom with matching finishes, including a chic white vanity and tiled floors. The lower level offers additional living space, including a family room and a three-piece bathroom. The back corner is ready to be customized as a fourth bedroom or flex space, tailored to your needs. With parking for three vehicles at the rear, central air conditioning, a water softener, and a 7-filter water system under the sink, this home is designed for stress-free living. Don't miss this incredible opportunity—schedule your private tour today!

Inclusions:
Property Listed By:

**Water softener, 7 filter water system under the sink.
The Agency North Central Alberta**

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







