



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 LAFFONT Way #17, Fort McMurray T9K 2W2**

MLS®#: **A2176770**

Area: **Timberlea**

Listing Date: **11/01/24**

List Price: **\$239,900**

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**

Finished Floor Area

Abv Sqft: **1,715**  
Low Sqft:  
Ttl Sqft: **1,715**

DOM

**21**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **See Remarks**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Floor Furnace,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **See Remarks**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"
Foyer	Main	6`11" x 11`8"
Bedroom - Primary	Third	14`1" x 11`9"
4pc Ensuite bath	Third	0`0" x 0`0"
Living Room	Second	18`10" x 12`5"
Laundry	Second	0`0" x 0`0"

Room	Level	Dimensions
Bedroom	Main	12`10" x 12`4"
Bedroom	Third	13`5" x 12`10"
4pc Ensuite bath	Third	0`0" x 0`0"
Eat in Kitchen	Second	15`6" x 13`0"
Dining Room	Second	15`4" x 13`10"
2pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:  
**\$554**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2**

Legal Desc: **0520563**

Remarks

Pub Rmks: **FANTASTIC BEAUTIFUL Townhome / Condo is AMAZING! NO CARPET (except in Primary bedroom)! There are TWO SEPARATE ENTRANCES! The basement is completely remodeled (2021) with a 3pc bath and bedroom which could also be a flex room, and newer vinyl plank flooring. The attached single garage is direct has access to the home. The upper floor features a SPACIOUS OPEN CONCEPT Kitchen / Dining / Great room with gas fireplace, and garden door leading to a spacious deck. Off the kitchen is another deck with stairs leading to the back of the property, which is direct access to on street parking, bus route and all amenities. The 3rd floor finds 2 PRIMARY BEDROOM SUITES! Each with their own BATHROOMS! The larger Primary Suite has a 2 person shower, separate soaker tub and lots of storage! SO MUCH TO LOVE! The PERFECT STARTER HOME! JUST BRING YOUR CHEQUE BOOK AND MOVE RIGHT IN! CALL NOW TO VIEW. Bonus: Central Air (2024) new furnace (2021)**

Inclusions: **fridge, stove, dishwasher, washer, dryer, all window blinds, garage door opener**

Property Listed By: **RE/MAX FORT MCMURRAY**

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







