



THE
A-TEAM

**RE/MAX
FIRST**

240 LAFFONT Way #50, Fort McMurray T9K 2W2

MLS® #: **A2177989**

Area: **Timberlea**

Listing Date: **11/07/24**

List Price: **\$280,000**

Status: **Pending**

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: **1,918**
Low Sqft:
Ttl Sqft: **1,918**

DOM

13
Layout
Beds: **4 (3 1)**
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: **No Neighbours Behind**
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction:
Other
Flooring:
Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Stove(s),Washer**
Int Feat: **Laminate Counters,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Basement	12`11" x 12`9"
Foyer	Basement	6`8" x 11`6"
2pc Bathroom	Main	3`0" x 6`3"
Kitchen	Main	15`7" x 12`4"
4pc Bathroom	Second	5`1" x 9`6"
Bedroom	Second	9`3" x 11`1"
Bedroom - Primary	Second	13`11" x 13`8"

Room	Level	Dimensions
4pc Bathroom	Basement	5`1" x 7`6"
Furnace/Utility Room	Basement	5`5" x 7`3"
Dining Room	Main	15`8" x 10`8"
Living Room	Main	18`8" x 16`2"
4pc Ensuite bath	Second	5`1" x 9`6"
Bedroom	Second	9`1" x 11`0"
Walk-In Closet	Second	4`5" x 10`3"

Condo Fee:
\$567

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **0525440**

Remarks

Pub Rmks: **This beautiful 4-bedroom 3.5 bath townhouse is a true gem! The updated kitchen features elegant quartz countertops, and the home offers no carpet for easy upkeep. Enjoy privacy with no neighbors behind and the convenience of an attached garage. With a spacious layout, modern finishes, this townhouse is the perfect blend of comfort and style. Don't miss out—schedule a tour today!**

Inclusions:
Property Listed By: **Fridge, Stove, washer, dryer, microwave, dishwasher, garage door opener and stools
RE/MAX FORT MCMURRAY**

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





