



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 LAFFONT Way #68, Fort McMurray T9K 2W2**

MLS®#: **A2178155**

Area: **Timberlea**

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

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: **1,888**  
Low Sqft:  
Ttl Sqft: **1,888**

DOM

**40**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **Townhouse**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Lawn,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: **Central Air Conditioner,Dishwasher,Garage Control(s)**  
Int Feat: **Breakfast Bar,Jetted Tub**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	
2pc Bathroom	Second	
Dinette	Second	15`3" x 13`0"
Living Room	Second	18`8" x 12`7"
4pc Ensuite bath	Third	
Bedroom - Primary	Third	13`11" x 11`8"

Room	Level	Dimensions
Bedroom	Main	13`0" x 13`4"
Breakfast Nook	Second	9`5" x 7`3"
Kitchen	Second	12`6" x 13`5"
4pc Ensuite bath	Third	
Bedroom	Third	13`4" x 13`0"

Legal/Tax/Financial

Condo Fee:  
**\$511**

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

Zoning:  
**R2**

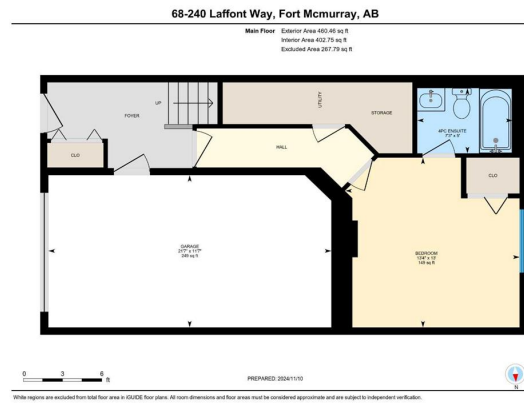
Legal Desc: **0521804**

Remarks

Pub Rmks: **Welcome to 68-240 Laffont Way, a meticulously maintained townhouse nestled in the heart of Fort McMurray's sought-after Timberlea neighborhood. This charming residence offers a harmonious blend of comfort, style, and convenience, making it an ideal choice for families and professionals alike. **\*\*Spacious and Thoughtfully Designed Interior\*\*** Upon entering, you're greeted by a bright and airy open-concept living area that seamlessly integrates the living room, dining space, and kitchen. The living room features large windows that flood the space with natural light, creating a warm and inviting atmosphere. The adjacent dining area provides ample space for family meals and entertaining guests. The well-appointed kitchen boasts modern appliances, generous counter space, and ample cabinetry, catering to both everyday cooking and special occasions. A convenient half-bathroom on the main floor adds to the home's functionality. Private and Comfortable Bedrooms 3 master bedrooms all with 4 piece ensuite. Upstairs, you'll find two generously sized bedrooms, each offering a tranquil retreat. The true primary bedroom features a spacious layout with a large closet, ensuring ample storage. It's ensuite has a corner jetted tub, separate shower and large kitchen counter. The additional bedrooms are perfect for family members, guests, or a home office setup. A full bathroom on this level serves the bedrooms, providing convenience and privacy. **\*\*Versatile Lower Level\*\*** The fully finished basement adds another bedroom. An additional full bathroom on this level enhances the home's versatility, accommodating the needs of a growing family or visiting guests. **\*\*Outdoor Living and Amenities\*\*** Step outside to discover a private deck, perfect for morning coffees or evening relaxation. The attached single-car garage offers secure parking and additional storage space. Residents of this community enjoy access to well-maintained common areas and are in close proximity to parks, schools, shopping centers, and public transportation. The roofs are currently being replaced. **\*\*Prime Location\*\*** Situated in Timberlea, one of Fort McMurray's most desirable neighborhoods, this home offers easy access to a host of amenities. Whether it's a quick trip to nearby shopping centers, a leisurely stroll in the park, or a short commute to work, 68-240 Laffont Way places you at the center of it all. **\*\*Additional Features\*\*** - Central air conditioning for year-round comfort. - Fully furnished home - Low-maintenance flooring throughout the main and upper levels. - Pet-friendly community with board approval. **\*\*Don't Miss This Opportunity\*\*** 68-240 Laffont Way is more than just a house; it's a place to call home. With its thoughtful design, modern amenities, and prime location, it offers a lifestyle of comfort and convenience. Schedule your private viewing today and experience firsthand what makes this property truly special. Be sure to check out the detailed floor plans and 360 tour.**

Inclusions:  
Property Listed By: **fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener, all furniture RE/MAX FORT MCMURRAY**

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



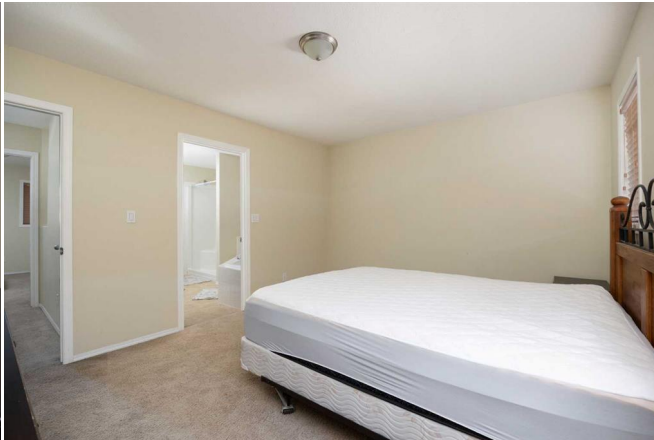


68-240 Laffont Way, Fort McMurray, AB

3rd Floor Exterior Area 670.47 sq ft  
Interior Area 613.25 sq ft



0 3 6 ft  
PREPARED: 2024/1/10  
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

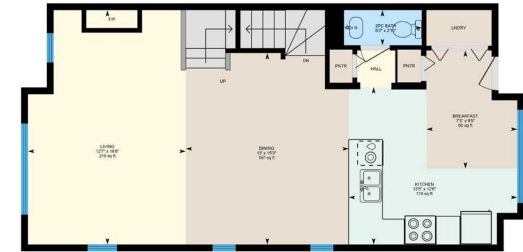






68-240 Laffont Way, Fort McMurray, AB

2nd Floor Exterior Area 737.73 sq ft  
Interior Area 636.02 sq ft



PREPARED: 2024/1/10

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



