



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**143 LAFFONT Way, Fort McMurray t9k2p9**

MLS@#: **A2180647** Area: **Timberlea** Listing **11/23/24** List Price: **\$539,900**  
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray** Finished Floor Area  
 Year Built: **2004** Abv Sqft: **1,600**  
Lot Information Low Sqft:  
 Lot Sz Ar: **5,262 sqft** Ttl Sqft: **1,600**  
 Lot Shape:

DOM

**28**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Private**  
 Park Feat: **Converted Garage,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Fireplace(s),Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Fire Pit,Garden,Private Yard**

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Slate,Stone**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Electric Stove,Microwave,Range Hood,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Granite Counters,Natural Woodwork,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 4`9"
Foyer	Main	9`8" x 8`0"
Living Room	Main	15`9" x 12`6"
4pc Bathroom	Second	9`8" x 5`0"
Bedroom	Second	10`9" x 12`7"
3pc Bathroom	Basement	10`6" x 5`11"

Room	Level	Dimensions
Dining Room	Main	13`4" x 7`5"
Kitchen	Main	13`4" x 9`8"
3pc Ensuite bath	Second	9`5" x 6`10"
Bedroom	Second	9`8" x 9`9"
Bedroom - Primary	Second	14`5" x 16`2"
Other	Basement	9`10" x 6`9"

Game Room

Basement

27`11" x 11`2"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

9`8" x 7`5"

Title:  
**Fee Simple**  
Legal Desc:

**0225763**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome to 143 Laffont Way! A meticulously maintained 3 bedroom, 3.5-bathroom home offering 1,600 sqft of living space on a generous 5,000 sqft lot in the convenient Timberlea neighborhood. Crafted by a builder himself, this home features unique updates and high-end features, perfect for family living and entertaining. As you enter the foyer, you are welcomed by bright natural light leading into the living and kitchen area. The kitchen is equipped with granite countertops, sit-up island, and pantry. Main floor laundry, in-floor heating, and a powder room with sensor lighting for easy convenience. Custom crown molding complements the main level along with wide plank flooring seamlessly tying into the solid wood staircase leading to the upper level where you will find three spacious bedrooms and two full baths. The primary suite offers a gas fireplace with custom woodwork to make every night relaxing and cozy! Adding ambient lighting above the trim, a 3-piece bathroom, walk-in closet AND oversized balcony for all those peaceful morning coffees! The basement welcomes you with intricate details including custom maple cabinetry in the spacious wet bar with granite countertops, in-floor heating, another gas fireplace, and a luxurious walk-in slate steam shower to really maximize your comfort level! We aren't done yet! Heading into the garage you will be amazed with all it has to offer, this garage is unmatched, featuring stamped concrete flooring, slate stairs into the home, wall-to-wall custom maple cabinetry with soft-closing doors, in-floor heating, a floor drain, hot/cold water taps, and custom LED lighting. It truly is a unique find! Lastly, the outdoor oasis calls! complete with hot and cold water taps ready for an outdoor kitchen setup, perfect for summer gatherings! It features a partially covered custom slate deck and a fire pit patio area. This meticulously crafted home offers a perfect blend of comfort and functionality.**

Inclusions:  
Property Listed By:

**Fridge(ss), Stove(ss), microwave, dishwasher(ss), Washer/dryer(white) TV/TV mount in garage, Garden shed, Fire pit, BBQ, all window coverings  
EXP REALTY**

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

















