



THE
A-TEAM

**RE/MAX
FIRST**

240 LAFFONT Way #16, Fort McMurray T9H2W2

MLS®#: **A2196102**

Area: **Timberlea**

Listing Date: **02/26/25**

List Price: **\$215,000**

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**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,756**
Low Sqft:
Ttl Sqft: **1,756**

DOM

0

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete, Wood Frame**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|
| Bonus Room | Basement | 16`11" x 12`5" |
| Dining Room | Second | 15`4" x 10`7" |
| Living Room | Second | 18`10" x 15`7" |
| 4pc Ensuite bath | Third | |
| Bedroom | Third | 9`3" x 11`2" |
| Walk-In Closet | Third | 4`5" x 10`2" |

| Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|
| 2pc Bathroom | Second | |
| Kitchen | Second | 15`9" x 12`10" |
| 4pc Bathroom | Third | |
| Bedroom | Third | 9`3" x 11`1" |
| Bedroom - Primary | Third | 14`1" x 15`7" |

Legal/Tax/Financial

Condo Fee:
\$571

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **0520563**

Remarks

Pub Rmks: **GREAT OPPORTUNITY to live in a great area in Timberlea. Fully developed townhouse with single attached garage. 3 Bedrooms, 2.5 bathrooms. Main floor has new carpet. This home is clean and comes furnished. This property is being sold AS IS WHERE IS.**

Inclusions: **FRIDGE, STOVE, WASHER, DRYER, ALL FURNITURE AND EXTRAS (NO CASH VALUE) - SOLD AS IS WHERE IS**
Property Listed By: **RE/MAX Connect**

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





