



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 LAFFONT Way, Fort McMurray T9K 2R3**

MLS® #: **A2211786**

Area: **Timberlea**

Listing Date: **04/15/25**

List Price: **\$460,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2003**

Lot Information

Lot Sz Ar:

**5,768 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,457**

Low Sqft:

Ttl Sqft:

**1,457**

DOM

**4**

Layout

Beds:

**6 (3 3 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard, No Neighbours Behind, Private**

**Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance, Private Yard, Storage**

Construction:

**Vinyl Siding**

Flooring:

**Carpet, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Built-in Features, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Storage**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0225763**

Zoning:

**R1**

Remarks

Pub Rmks:

**Welcome to 210 Laffont Way: This well-equipped home checks all the boxes—featuring an attached double car garage, a three-car driveway, a separate-entry**

basement with a full kitchen and three bedrooms, and a fully fenced backyard perfect for kids or pets to play. Located in the heart of Timberlea, you'll love the convenience of being close to schools, shopping, parks, and other fantastic amenities. Step inside to a bright and welcoming living room where custom built-ins add charm and provide a space to showcase your personal style. The kitchen is thoughtfully laid out with a centre island, pantry, and plenty of cabinet space, along with a generous dining area perfect for family meals. Just off the kitchen, the spacious primary bedroom features a large closet and a four-piece ensuite bath. Two additional bedrooms and another full bathroom are located on the opposite side of the home, giving everyone their own space. The lower level has its own side entrance and is ideal for extended family, guests, or rental potential. This level includes a large open living area, a full-sized kitchen, a dedicated laundry room, a four-piece bathroom, and three generously sized bedrooms—making it an incredibly versatile space. Outside, the mature landscaping in the fully fenced backyard creates a peaceful and private setting to relax and unwind. Move-in ready and available for immediate possession—schedule your private tour today!

Inclusions:  
Property Listed By:

**AS IS, WHERE IS.**  
**The Agency North Central Alberta**

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













