



THE
A-TEAM

**RE/MAX
FIRST**

234 LAFFONT Way, Fort McMurray T9K 2R2

MLS® #: **A2229249**

Area: **Timberlea**

Listing Date: **06/11/25**

List Price: **\$359,900**

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:

3,364 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,258

Low Sqft:

Ttl Sqft:

1,258

DOM

2

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped,Lawn

Off Street,Parking Pad,RV Access/Parking

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Fireplace(s),Forced Air

Sewer:

Ext Feat:

None

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings

Int Feat:

Closet Organizers,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:	Zoning:	
Fee Simple	R1S	
Legal Desc:	0225763	

			Remarks
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Pub Rmks:	<p>Welcome to your first home! This cozy, well-cared-for gem sits on a spacious corner lot and is move-in ready. Step inside to a bright main floor with stylish vinyl plank flooring, a comfy living room with a gas fireplace (hello, cozy Netflix nights!), and a main floor laundry room with front-load washer and dryer. The kitchen is a total win — stainless steel appliances, pantry storage, and updates like a newer faucet, counters, and backsplash. It even has space for your dining table and looks out onto the backyard — perfect for brunch with friends or keeping an eye on pets or kids while you cook. Upstairs, the primary bedroom has a HUGE walk-in closet (we're talking full dressing room vibes with natural light!) and a private 4-piece ensuite. Two more bedrooms and a stylish updated main bath complete the top floor. The basement is partially finished and ready for you to make it your own — maybe a home gym, office, or game room. Last but not least this home have central air new in 2024. Outside, enjoy a fully fenced yard, a big back deck for summer BBQs, a shed for storage, two parking spots, and lots of room for a firepit or future play area. Located in the heart of Timberlea, you're steps from groceries, a post office, corner store, and schools — everything you need is nearby. You can start your homeownership journey right away!</p>
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Inclusions:	Fridge, stove, dishwasher, washer dryer, all window blinds and curtain rods, shed
Property Listed By:	RE/MAX Connect

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