



THE
A-TEAM

**RE/MAX
FIRST**

127 LAFFONT Way, Fort McMurray T9K 2P9

MLS® #: **A2230130**

Area: **Timberlea**

Listing Date: **06/12/25**

List Price: **\$535,000**

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

Finished Floor Area

Lot Sz Ar:

5,318 sqft

Lot Shape:

Abv Sqft:

1,530

Low Sqft:

Ttl Sqft:

1,530

DOM

2

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line, Lighting, Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Int Feat:

Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`2"	Dining Room	Main	10`10" x 7`6"
Foyer	Main	7`2" x 8`3"	Kitchen	Main	10`9" x 13`8"
Laundry	Main	6`11" x 5`2"	Living Room	Main	16`0" x 16`2"
3pc Ensuite bath	Second	5`0" x 8`5"	4pc Bathroom	Second	8`1" x 4`11"
Bedroom	Second	9`6" x 12`4"	Bedroom	Second	10`4" x 11`9"
Bedroom - Primary	Second	21`8" x 14`7"	3pc Bathroom	Basement	7`6" x 11`2"
Bedroom	Basement	8`9" x 12`2"	Game Room	Basement	16`7" x 14`1"

Storage	Basement	7`3" x 7`4"	Furnace/Utility Room Legal/Tax/Financial	Basement	8`9" x 11`6"
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Title: Fee Simple Legal Desc:		Zoning: R1			
	0225763			Remarks	

Pub Rmks:	<p>Welcome to 127 Laffont Way: Where pride of ownership and thoughtful upgrades shine throughout. Lovingly maintained by just the second owners since 2006, this two storey home sits on a beautifully landscaped lot in Timberlea—offering meticulously maintained turnkey living in a peaceful setting. Step into the bright main level where hardwood floors, crown mouldings, and a cozy gas fireplace create a welcoming living space. The kitchen features granite counters, tile floors, and timeless refinished white cabinetry. The kitchen is host to stainless steel appliances, with the laundry and garage entry located just behind it. A two-piece bathroom is conveniently located just off the main living area. On the second level you'll find three bedrooms, including a spacious primary with a walk-in closet and private three-piece ensuite. Hardwood is carried throughout the upper level, offering a clean and cohesive aesthetic throughout the home. The fully developed basement is pristine, with carpeted floors, baseboard heating, a fourth bedroom, and a full three-piece bath—every space down here feels like new. The attached garage (22x24) is built for more than just parking—featuring a floor drain, gas heater, hot and cold water taps, 220 plug, upper cabinets, and even a man door for easy backyard access. Step outside and enjoy the two-tiered deck that spans the full width of the house, complete with a gas line for the BBQ. The backyard is fully fenced, landscaped with grass, and includes a 10x10 shed. In 2024 a new A/C, new shingles and all new window coverings were installed in the home, then in 2025 a new hot water tank and sump pump were put in the home making this property worry-free for years to come while knowing you're moving into a peaceful, mature community that feels like home from the moment you arrive. Schedule your private tour today!</p>				
Inclusions: Property Listed By:	<p>Garage heater, Shed, Security System (no contract), Furniture Negotiable The Agency North Central Alberta</p>				

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











