



THE
A-TEAM

**RE/MAX
FIRST**

240 LAFFONT Way #62, Fort McMurray T9K2W2

MLS® #: **A2237710**

Area: **Timberlea**

Listing Date: **07/07/25**

List Price: **\$229,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential
Row/Townhouse**

Sub Type:

Fort McMurray

City/Town:

2005

Year Built:

Finished Floor Area

Abv Sqft:

1,769

Low Sqft:

Ttl Sqft:

1,769

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

2

Layout

Beds:

4 (4)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Other

Single Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Balcony

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Kitchen Island,Laminate Counters,Open Floorplan,Pantry

Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
Condo Fee: \$571		Title: Fee Simple Fee Freq: Monthly		Zoning: R2	
Legal Desc:	0522730				
Remarks					
Pub Rmks:	<p>Well-Maintained & Move-In Ready Townhome in the Heart of Timberlea! Welcome to this beautifully maintained 1,776 sq ft, 4-bedroom, 3.5-bath, 3-storey townhome nestled in the vibrant community of Timberlea. With a thoughtful layout, tasteful finishes, and functional living spaces, this home is perfect for families, professionals, or investors alike. Upon entering, you're greeted by a spacious and inviting foyer with direct access to the single attached garage. Just off the entry is a main-floor bedroom, complete with new laminate flooring and a private 3-piece ensuite — ideal for guests, a home office, or multi-generational living. The second level offers a bright, open-concept design featuring a large living area with a cozy gas fireplace, a 2-piece powder room, and a well-appointed kitchen and dining space. The kitchen is outfitted with plenty of rich wood cabinetry, stainless steel appliances, laminate countertops, and a generous eat-up breakfast bar — perfect for casual dining or entertaining. Large windows flood the space with natural light, and the rear balcony offers a great spot to relax or BBQ outdoors. Upstairs, the third level hosts three spacious bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite bath. The additional two bedrooms share a well-kept 4-piece main bathroom, offering comfort and convenience for the whole family. Additional highlights include: Single attached garage with an additional driveway parking space Low-maintenance living with condo fees that cover exterior maintenance, snow removal, reserve fund contributions, exterior insurance, and garbage disposal Prime location just steps from parks, walking trails, schools, shopping, and all of Timberlea's amenities This turn-key property combines value, comfort, and convenience. Don't miss your chance—schedule your private viewing today!</p>				
Inclusions: Property Listed By:	<p>Fridge, stove, Dishwasher, Washer, Dryer, Microwave, ROYAL LEPAGE BENCHMARK</p>				

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







