



THE
A-TEAM

**RE/MAX
FIRST**

234 LAFFONT Way, Fort McMurray T9K 2R2

MLS® #: **A2239312**

Area: **Timberlea**

Listing Date: **07/13/25**

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

3

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: Fee Simple	Zoning: R1S
Legal Desc: 0225763	

Remarks

Pub Rmks: **FRESHLY UPDATED AND AVAILABLE FOR IMMEDIATE POSSESSION! Welcome to your first home! This cozy, well-cared-for gem sits on a spacious corner lot and has**

been just updated with fresh paint throughout and a freshly painted kitchen cabinet. 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, newly updated white cabinetry and pantry storage. 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, your steps from groceries, a post office, corner store, and schools — everything you need is nearby. You can start your homeownership journey right away!

Inclusions:
Property Listed By:

Fridge, stove, dishwasher, washer dryer, all window blinds and curtain rods, shed
RE/MAX Connect

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







