

# \$359,900 - 234 Laffont Way, Fort McMurray

MLS® #A2229249

**\$359,900**

3 Bedroom, 3.00 Bathroom, 1,258 sqft

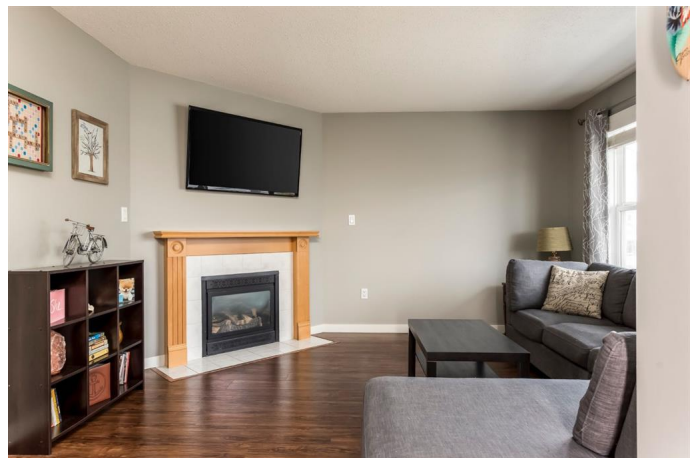
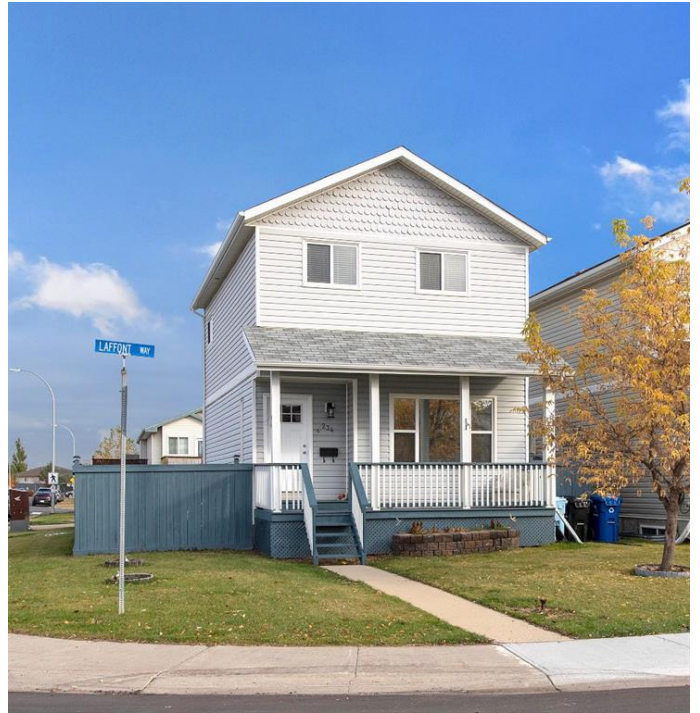
Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

**AVAILABLE FOR IMMEDIATE POSSESSION!**

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 â€” 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 â€” 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 â€” 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 â€” everything you need is nearby. You can start your homeownership journey right away!

Built in 2003



## Essential Information

MLS® #	A2229249
Price	\$359,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,258
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	234 Laffont Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R2

## Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking

## Interior

Interior Features	Closet Organizers, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, See Remarks
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	23
Zoning	R1S

**Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.