\$460,000 - 210 Laffont Way, Fort McMurray

MLS® #A2211786

\$460,000

6 Bedroom, 3.00 Bathroom, 1,457 sqft Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

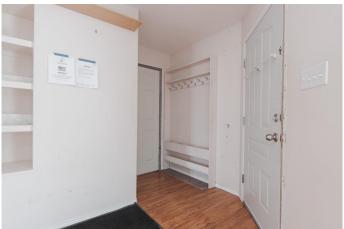
Welcome to 210 Laffont Way: This well-equipped home checks all the boxesâ€"featuring an attached double car garage, a four-car driveway, a separate-entry basement with a full kitchen and three bedrooms, and a fully fenced backyard perfect for kids or pets to play. Located in the heart of Timberlea, you'II love the convenience of being close to schools, shopping, parks, and other fantastic amenities.

Step inside to a bright and welcoming living room where custom built-ins add charm and provide a space to showcase your personal style. The kitchen is thoughtfully laid out with a centre island, pantry, and plenty of cabinet space, along with a generous dining area perfect for family meals. Just off the kitchen, the spacious primary bedroom features a large closet and a four-piece ensuite bath. Two additional bedrooms and another full bathroom are located on the opposite side of the home, giving everyone their own space.

The lower level has its own side entrance and is ideal for extended family, guests, or rental potential. This level includes a large open living area, a full-sized kitchen, a dedicated laundry room, a four-piece bathroom, and three generously sized bedroomsâ€"making it an incredibly versatile space.

Outside, the mature landscaping in the fully fenced backyard creates a peaceful and







private setting to relax and unwind.

Move-in ready and available for immediate possessionâ€"schedule your private tour today!

Built in 2003

Essential Information

MLS® # A2211786 Price \$460,000

Bedrooms 6
Bathrooms 3.00
Full Baths 3

Square Footage 1,457 Acres 0.13 Year Built 2003

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 210 Laffont Way

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2R3

Amenities

Parking Spaces 6

Parking Double Garage Attached, Driveway, Front Drive, Insulated, Garage

Faces Front

of Garages 2

Interior

Interior Features Built-in Features, Kitchen Island, Laminate Counters, Pantry, Separate

Entrance, Storage

Appliances See Remarks

Heating Forced Air

Cooling None

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Yard, Storage, Private Entrance

Lot Description Back Yard, No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 15th, 2025

Days on Market 8

Zoning R1

Listing Details

Listing Office The Agency North Central Alberta

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