

# \$229,900 - 62, 240 Laffont Way, Fort McMurray

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MLS® #A2237710

## \$229,900

4 Bedroom, 4.00 Bathroom, 1,769 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

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 â€” 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 â€” 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!

Built in 2005

## Essential Information

MLS® #	A2237710
Price	\$229,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,769
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	62, 240 Laffont Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo



Province Alberta  
Postal Code T9K2W2

### Amenities

Amenities Visitor Parking  
Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Kitchen Island, Laminate Countertops  
Appliances Dishwasher, Electric Stove, Microwave  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement See Remarks

### Exterior

Exterior Features Balcony  
Lot Description Other  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 7th, 2025  
Days on Market 1  
Zoning R2

### Listing Details

Listing Office ROYAL LEPAGE BENCHMARK



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