

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

MLS® #A2239312

**\$359,900**

3 Bedroom, 3.00 Bathroom, 1,258 sqft

Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

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!



Built in 2003

## Essential Information

MLS® #	A2239312
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, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Full, Partially Finished
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## Exterior

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

## Additional Information

Date Listed	July 13th, 2025
Days on Market	1
Zoning	R1S

## Listing Details

Listing Office	RE/MAX Connect
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