

262 Laffont Way
Fort McMurray, Alberta

MLS # A2250669



\$429,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,302 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, See Remarks, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks		

Inclusions: Stainless Steel Refrigerator, Stove, Microwave, Dishwasher, Washer/Dryer, Central A/C, Garage Controls, Garage Heater, Window Coverings.

This beautifully maintained two-story in Timberlea offers a functional layout, modern finishes, and plenty of space for the whole family. The main level features a cozy living room with a gas fireplace, a bright open kitchen with newer STAINLESS STEEL APPLIANCES, and a dining area that flows to another living space with an electric fireplace and out to the enclosed porch, fenced backyard, and double detached heated garage. Convenient main floor laundry and a 2-piece bath complete the space. Upstairs you'll find three bedrooms, including a spacious primary suite with private ensuite, plus a full main bath. The fully developed basement adds two more bedrooms, a versatile rec room, and a 2-piece bath with potential for a shower. Additional highlights include NEW SHINGLES on the roof, central A/C, and a prime Timberlea location near schools, shopping, and trails. This move-in-ready home is the perfect fit for family living. Book your private showing today!