

\$525,000 - 251 Laffont Way, Fort McMurray

MLS® #A2245319

\$525,000

3 Bedroom, 4.00 Bathroom, 1,849 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

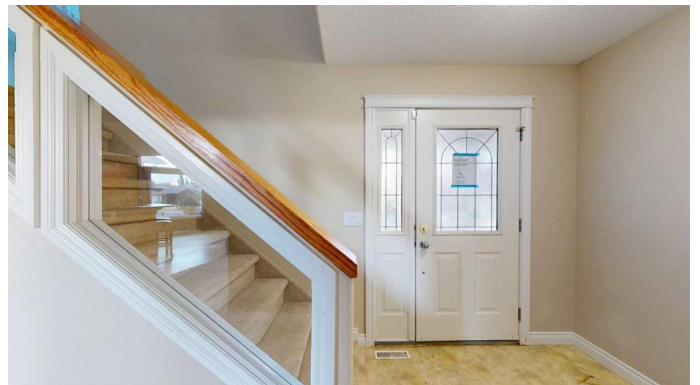
Welcome Home! This spacious home will truly impress inside and outside. The first thing you will notice is the parking! With room for at least 3 vehicles and a double attached garage, you won't have to worry about street parking. Inside, is a beautiful open concept living room and eat-in kitchen. The living room offers a gas fire place framed by windows allowing for natural lighting. The kitchen features stainless steel appliances, a walk-in pantry and stainless steel appliances. A garden door leads to the backyard. Also located on this level is the 2 piece bathroom and laundry. Upstairs, there are 3 good sized bedrooms including the primary with en-suite featuring a corner jetted tub and separate shower. Down the hall is a 4 piece bathroom. As an added bonus there is a spacious BONUS ROOM - perfect for movie nights and family time. The basement is finished with a family room, bedroom and 3 piece bathroom. With a maintenance free exterior, you will have time to enjoy this gorgeous backyard with friends and family. It is the perfect place to entertain! Looking for green space, look no further than your surroundings of parks, playgrounds and walking trails in your neighbourhood. Property is sold "as is, where is"

Built in 2003

Essential Information

MLS® #

A2245319



Price	\$525,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,849
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	251 Laffont Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R2

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Storage, Outdoor Grill
-------------------	--

Lot Description	Back Yard, City Lot, Few Trees, Landscaped, Lawn, Rectangular Lot, Yard Lights
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	14
Zoning	R1

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.