

# \$329,900 - 234 Laffont Way, Fort McMurray

MLS® #A2265618

**\$329,900**

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® #         | A2265618    |
| Price          | \$329,900   |
| 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, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)                |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, See Remarks |
| Heating           | Fireplace(s), Forced Air                                                         |
| Cooling           | Central Air                                                                      |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas                                                                              |
| Has Basement      | Yes                                                                              |

Basement                      Full

**Exterior**

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

**Additional Information**

Date Listed              October 20th, 2025  
Days on Market        17  
Zoning                    R1S

**Listing Details**

Listing Office            RE/MAX Connect

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