

\$349,900 - 234 Laffont Way, Fort McMurray

MLS® #A2239312

\$349,900

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	\$349,900
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

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 38
Zoning R1S

Listing Details

Listing Office RE/MAX Connect

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