



# 105 Laffont Place Fort McMurray Alberta

\$484,900

New Shingles (2024) New Furnace (2024) Welcome to 105 Laffont Place: Boasting charm and pride of ownership, this five bedroom home offers bright living spaces, an attached double car garage with a front driveway, a prime location and the perks of a wonderful neighbourhood. Boasting a beautifully updated front office, an open main floor living space, and a fully developed basement, this home caters to a diverse range of buyers, making it an ideal choice for anyone seeking independence and home ownership. Situated in the quiet Timberlea neighbourhood of Lakewood, surrounded by playgrounds, splash parks, and trails, this home enjoys a peaceful cul-de-sac location while being only a stones throw from many great other amenities in the area. The paved driveway accommodates three vehicles leading to an attached double car garage. The fully fenced sunny backyard is host to a large two-tiered deck, wired and ready for a hot tub. Upon entering, your attention will be immediately drawn to the double glass garden doors on the left of the hallway, guiding you into a beautifully updated home office. This inviting space features new built-in cupboards and a large window overlooking the covered front porch. Continuing down the hallway, you enter the open main living space, notably bright and airy with floor-to-ceiling windows and vaulted ceilings. A large eat-up island adds additional storage and counter space in the kitchen and the stainless steel appliances gleam, while the living room hosts a gas fireplace, providing warmth and coziness throughout the year. The primary bedroom, located just off the living room, boasts a large walk-in closet, a four piece bathroom and garden doors offering direct access to the back deck. Another bedroom is situated at the opposite end of the hallway, accompanied by a four piece bathroom and stacked laundry in the garage entry. Moving into the lower ...

4pc Bathroom 8.08 Ft x 5.25 Ft

Bedroom 15.25 Ft x 10.33 Ft

Bedroom 11.67 Ft x 10.42 Ft

Recreational, Games room 31.75 Ft x 17.58 Ft

Storage 4.08 Ft x 10.33 Ft

Storage 12.08 Ft x 8.25 Ft

Bedroom 10.25 Ft x 9.17 Ft

Dining room 10.17 Ft x 7.25 Ft

Kitchen 10.17 Ft x 13.25 Ft

Laundry room 6.83 Ft x 5.67 Ft

Living room 13.25 Ft x 16.42 Ft

Office 10.00 Ft x 12.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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**RE/MAX**

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4pc Bathroom 8.25 Ft x 5.00 Ft  
4pc Bathroom 4.92 Ft x 7.17 Ft

Primary Bedroom 11.67 Ft x 11.92 Ft