



# 130 Laffont Way Fort McMurray Alberta

\$549,900

What an incredible time to grab this income helper! 130 Laffont Way boasts a 3 bedroom legal suite that can generate \$1800-\$2200/month. You will be pleased to pull up to this triple car driveway, an oversized double garage with two single garage doors, and a manicured front yard! BUT, WAITTTTT until you go inside!! You are greeted with a LARGE entry way with a full independent laundry room off of it and access to the 23x26 HEATED garage finished with epoxy floors, loft storage and fresh PAINT. Up the stairs you will find updated LIGHT FIXTURES, fresh PAINT, upgraded LUXURY VINYL PLANK flooring consistent throughout the entire main level. Stairs take you up to the formal family room seen through the asthetically pleasing exposed stairwell (THERE'S 2 FAMILY ROOMS on the MAIN!!) Past the family room you will fall IN LOVE with this WHITE & BRIGHT kitchen boasting QUARTZ COUNTERTOPS, subway tile backsplash, loads of counter and cupboard space, a Smart dual door refrigerator complimenting the stainless and black upgraded appliance package. The flow from kitchen to dining/living room is vastly open and cozy with a gas fireplace and double patio doors to enjoy the large two-tiered deck and 6636 sq/ft.yard! We have 3 great sized bedrooms on the main, & 2 updated bathrooms. (Consistent with the kitchen design) The Primary can easily accomodate the King bed and large dressers. The primary boasts a 4 piece ensuite bath and double closets wth organizers. Out back you will be happy to see another great STORAGE/WORKSHOP (12x14) with electricity and heat PLUS LOFT storage. The 3 bedroom, 2 Bath LEGAL BASEMENT SUITE is accessible from the side yard and designated perfectly for it! You will enter and be amazed with the high ceilings, comfy and warm with the in-floor heat and your own thermostats. The kitchen has the same great smart refrigerator as upstairs, a gas range stove, ...

3pc Bathroom 8.25 Ft x 6.25 Ft

4pc Bathroom 6.08 Ft x 8.67 Ft

Bedroom 6.67 Ft x 10.58 Ft

Bedroom 10.17 Ft x 12.75 Ft

Dining room 12.92 Ft x 11.42 Ft

4pc Bathroom 6.42 Ft x 7.92 Ft

4pc Bathroom 5.08 Ft x 8.00 Ft

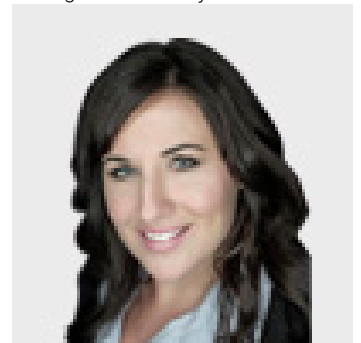
Bedroom 13.08 Ft x 10.25 Ft

Bedroom 11.92 Ft x 9.58 Ft

Family room 13.42 Ft x 16.25 Ft

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

Listing Presented By:



Originally Listed by:  
SELLER DIRECT NORTHERN  
HOMES REALTY



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net

Dining room 12.92 Ft x 11.42 Ft

Living room 12.92 Ft x 9.92 Ft

Primary Bedroom 14.92 Ft x 11.17 Ft

Living room 13.42 Ft x 13.58 Ft

Primary Bedroom 13.00 Ft x 12.17 Ft