



## 242 Laffont Way Fort McMurray Alberta

\$349,900

Welcome to 242 Laffont Way: This beautifully updated two-storey home, located in the heart of Timberlea, offers a modern aesthetic and an unbeatable price point. Situated close to shopping, restaurants, schools, and parks, it combines convenience with comfort, making it perfect for families and professionals alike. Recent upgrades include new shingles (2021), a newly built covered front deck (2024), and updated windows and doors (2022), enhancing the home's curb appeal and ensuring peace of mind for years to come. Step inside to discover a bright and inviting living space, featuring soft grey walls (2022) and neutral flooring throughout the main level. The spacious living room, illuminated by a large window, is warmed by a natural gas fireplace, creating a cozy atmosphere year-round. The stylish eat-in kitchen is designed for both function and beauty, boasting black appliances, upgraded quartz countertops, white cabinetry, and a view of the oversized back deck—perfect for summer barbecues and outdoor gatherings. A convenient two-piece powder room with laundry facilities completes the main floor. Upstairs, the private second level features three generously sized bedrooms. The primary suite is a serene retreat with an updated four-piece ensuite, while the other bedrooms share an equally impressive bathroom with matching finishes, including a chic white vanity and tiled floors. The lower level offers additional living space, including a family room and a three-piece bathroom. The back corner is ready to be customized as a fourth bedroom or flex space, tailored to your needs. With parking for three vehicles at the rear, central air conditioning, a water softener, and a 7-filter water system under the sink, this home is designed for stress-free living. Don't miss this incredible opportunity—schedule your private tour today! (id:6769)

4pc Bathroom 8.50 Ft x 4.92 Ft

4pc Bathroom 5.00 Ft x 11.17 Ft

Bedroom 9.17 Ft x 10.92 Ft

Bedroom 9.25 Ft x 11.75 Ft

Primary Bedroom 13.33 Ft x 11.25 Ft

3pc Bathroom 6.50 Ft x 5.33 Ft

Recreational, Games room 14.17 Ft x 11.75 Ft

Furnace 9.83 Ft x 3.92 Ft

2pc Bathroom 9.58 Ft x 5.33 Ft

Dining room 10.58 Ft x 9.75 Ft

Kitchen 9.58 Ft x 11.33 Ft

Living room 15.00 Ft x 13.58 Ft

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

Listing Presented By:



Originally Listed by:  
The Agency North Central Alberta

<http://www.theagencyfortmcmurray.com/>

**RE/MAX**

**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
[jadenek@remax.net](mailto:jadenek@remax.net)

