



251 Laffont Way Fort McMurray Alberta

\$539,900

Welcome to 251 Laffont Way. Elevate your lifestyle with this entertainer's paradise, a stunning family home designed for comfort and style. This maintenance-free property offers a wealth of features that cater to both relaxation and entertainment, making it a perfect fit for modern living. Enjoy the convenience of RV parking at the front and a beautifully designed 2-tier deck that is wired for outdoor TV entertainment and has a rough-in for a hot tub. The intimate lower-level fire pit provides a cozy setting for gatherings under the stars. As you enter the home, you are greeted by an open-concept floor plan where the kitchen, dining, and living room flow effortlessly together. The cozy gas fireplace serves as the focal point of the living room, creating a warm and inviting atmosphere. The kitchen is a dream for any home chef, featuring ample cabinetry and counter space, stainless steel appliances, a spacious corner pantry, and a breakfast bar. The dining area is filled with natural light from floor-to-ceiling windows and provides direct access to the masterful 2-tier deck outside, making it ideal for hosting and entertaining. Upstairs, a large bonus room with high vaulted ceilings offers a versatile space for relaxation or play. The charming window seating against the beautiful bay windows adds character and a cozy touch. This floor is home to 3 bedrooms, including the primary bedroom, which features a walk-in closet and a 4-piece ensuite with a jetted tub and stand-up shower. The two additional bedrooms are generously sized and share a main 4-piece bathroom. The fully developed basement includes a sizeable recreation room and tons of storage space. This level also features a large bedroom and a 3-piece bathroom for added convenience. The property includes a double attached heated garage and additional parking space in the driveway. Located in the heart of Timberle...

Bonus Room 18.92 Ft x 13.58 Ft

Bedroom 11.17 Ft x 9.50 Ft

Bedroom 9.08 Ft x 11.75 Ft

4pc Bathroom 5.00 Ft x 8.25 Ft

Primary Bedroom 14.08 Ft x 11.75 Ft

4pc Bathroom 9.25 Ft x 11.83 Ft

Storage 10.67 Ft x 2.08 Ft

Storage 13.83 Ft x 8.67 Ft

Furnace 10.42 Ft x 6.25 Ft

Foyer 6.83 Ft x 9.25 Ft

Living room 17.83 Ft x 14.25 Ft

Kitchen 13.67 Ft x 16.17 Ft

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

Listing Presented By:



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ROYAL LEPAGE BENCHMARK

<http://www.fortmcmurrayhomes4sale.com/>

RE/MAX

RE/MAX Fort McMurray

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Recreational, Games room 17.00 Ft x 13.67 Ft

Dining room 14.00 Ft x 8.42 Ft

Bedroom 10.58 Ft x 12.58 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft

3pc Bathroom 8.58 Ft x 5.17 Ft