# \$525,000 - 127 Laffont Way, Fort McMurray

MLS® #A2230130

## \$525,000

4 Bedroom, 4.00 Bathroom, 1,530 sqft Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 127 Laffont Way: Where pride of ownership and thoughtful upgrades shine throughout. Lovingly maintained by just the second owners since 2006, this two storey home sits on a beautifully landscaped lot in Timberleaâ€"offering meticulously maintained turnkey living in a peaceful setting. Step into the bright main level where hardwood floors, crown mouldings, and a cozy gas fireplace create a welcoming living space. The kitchen features granite counters, tile floors, and timeless refinished white cabinetry. The kitchen is host to stainless steel appliances, with the laundry and garage entry located just behind it. A two-piece bathroom is conveniently located just off the main living area.

On the second level you'II find three bedrooms, including a spacious primary with a walk-in closet and private three-piece ensuite. Hardwood is carried throughout the upper level, offering a clean and cohesive aesthetic throughout the home.

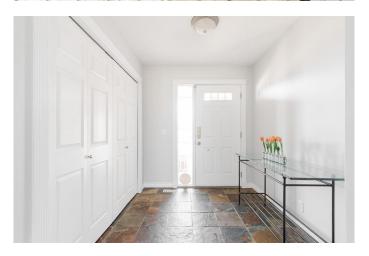
The fully developed basement is pristine, with carpeted floors, baseboard heating, a fourth bedroom, and a full three-piece bathâ€"every space down here feels like new.

The attached garage (22x24) is built for more than just parkingâ€"featuring a floor drain, gas heater, hot and cold water taps, 220 plug, upper cabinets, and even a man door for easy backyard access.

Step outside and enjoy the two-tiered deck that spans the full width of the house,







complete with a gas line for the BBQ. The backyard is fully fenced, landscaped with grass, and includes a 10x10 shed. In 2024 a new A/C, new shingles and all new window coverings were installed in the home, then in 2025 a new hot water tank and sump pump were put in the home making this property worry-free for years to come while knowing you're moving into a peaceful, mature community that feels like home from the moment you arrive.

Schedule your private tour today!

#### Built in 2003

#### **Essential Information**

MLS® # A2230130 Price \$525,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,530

Acres 0.12

Year Built 2003

Type Residential

Sub-Type Detached

Style 2 Storey
Status Active

# **Community Information**

Address 127 Laffont Way

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2P9

### **Amenities**

Parking Spaces 5

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front, Heated Garage, Parking Pad, 220 Volt Wiring

# of Garages 2

#### Interior

Interior Features Crown Molding, Granite Counters, No Smoking Home, Open Floorplan,

Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard, Lighting

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 15 Zoning R1

# **Listing Details**

Listing Office The Agency North Central Alberta

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