

# \$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 Timberlea 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'll 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 bath—every space down here feels like new.

The attached garage (22x24) is built for more than just parking—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 youâ€™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
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Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, 220 Volt Wiring
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# of Garages	2
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### Interior

Interior Features	Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
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Heating	Forced Air
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room
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Has Basement	Yes
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Basement	Finished, Full
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### Exterior

Exterior Features	BBQ gas line, Private Yard, Lighting
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Lot Description	Back Yard
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Roof	Asphalt Shingle
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Construction	Vinyl Siding
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Foundation	Poured Concrete
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### Additional Information

Date Listed	June 12th, 2025
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Days on Market	15
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Zoning	R1
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### Listing Details

Listing Office	The Agency North Central Alberta
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