



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**62, 240 Iaffont Way  
Fort McMurray, Alberta**

**MLS # A2237710**



**\$229,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,769 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 571
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** Fridge, stove, Dishwasher, Washer, Dryer, Microwave,

Well-Maintained & Move-In Ready Townhome in the Heart of Timberlea! Welcome to this beautifully maintained 1,776 sq ft, 4-bedroom, 3.5-bath, 3-storey townhome nestled in the vibrant community of Timberlea. With a thoughtful layout, tasteful finishes, and functional living spaces, this home is perfect for families, professionals, or investors alike. Upon entering, you're greeted by a spacious and inviting foyer with direct access to the single attached garage. Just off the entry is a main-floor bedroom, complete with new laminate flooring and a private 3-piece ensuite – ideal for guests, a home office, or multi-generational living. The second level offers a bright, open-concept design featuring a large living area with a cozy gas fireplace, a 2-piece powder room, and a well-appointed kitchen and dining space. The kitchen is outfitted with plenty of rich wood cabinetry, stainless steel appliances, laminate countertops, and a generous eat-up breakfast bar – perfect for casual dining or entertaining. Large windows flood the space with natural light, and the rear balcony offers a great spot to relax or BBQ outdoors. Upstairs, the third level hosts three spacious bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite bath. The additional two bedrooms share a well-kept 4-piece main bathroom, offering comfort and convenience for the whole family. Additional highlights include: Single attached garage with an additional driveway parking space Low-maintenance living with condo fees that cover exterior maintenance, snow removal, reserve fund contributions, exterior insurance, and garbage disposal Prime location just steps from parks, walking trails, schools, shopping, and all of Timberlea's amenities This turn-key property combines value, comfort, and convenience. Don't miss your chance – schedule your private viewing

today!