



**GRASSROOTS**  
REALTY GROUP

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262 Laffont Way  
Fort McMurray, Alberta

MLS # A2250669



**\$429,900**

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,302 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, See Remarks, Street Light		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, See Remarks, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	See Remarks, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

**Inclusions:** Stainless Steel Refrigerator, Stove, Microwave, Dishwasher, Washer/Dryer, Central A/C, Garage Controls, Garage Heater, Window Coverings.

This beautifully maintained two-story in Timberlea offers a functional layout, modern finishes, and plenty of space for the whole family. The main level features a cozy living room with a gas fireplace, a bright open kitchen with newer STAINLESS STEEL APPLIANCES, and a dining area that flows to another living space with an electric fireplace and out to the enclosed porch, fenced backyard, and double detached heated garage. Convenient main floor laundry and a 2-piece bath complete the space. Upstairs you'll find three bedrooms, including a spacious primary suite with private ensuite, plus a full main bath. The fully developed basement adds two more bedrooms, a versatile rec room, and a 2-piece bath with potential for a shower. Additional highlights include NEW SHINGLES on the roof, central A/C, and a prime Timberlea location near schools, shopping, and trails. This move-in-ready home is the perfect fit for family living. Book your private showing today!