



GRASSROOTS
REALTY GROUP

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

234 Laffont Way
Fort McMurray, Alberta

MLS # A2265618



\$329,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,258 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer dryer, all window blinds and curtain rods, shed

FRESHLY UPDATED AND AVAILABLE FOR IMMEDIATE POSSESSION! Welcome to your first home! This cozy, well-cared-for gem sits on a spacious corner lot and has been just updated with fresh paint throughout and a freshly painted kitchen cabinet. Step inside to a bright main floor with stylish vinyl plank flooring, a comfy living room with a gas fireplace (hello, cozy Netflix nights!), and a main floor laundry room with front-load washer and dryer. The kitchen is a total win — stainless steel appliances, newly updated white cabinetry and pantry storage. It even has space for your dining table and looks out onto the backyard — perfect for brunch with friends or keeping an eye on pets or kids while you cook. Upstairs, the primary bedroom has a HUGE walk-in closet (we're talking full dressing room vibes with natural light!) and a private 4-piece ensuite. Two more bedrooms and a stylish updated main bath complete the top floor. The basement is partially finished and ready for you to make it your own — maybe a home gym, office, or game room. Last but not least this home have central air new in 2024. Outside, enjoy a fully fenced yard, a big back deck for summer BBQs, a shed for storage, two parking spots, and lots of room for a firepit or future play area. Located in the heart of Timberlea, your steps from groceries, a post office, corner store, and schools — everything you need is nearby. You can start your homeownership journey right away!