



GRASSROOTS
REALTY GROUP

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**15, 240 Laffont Way
Fort McMurray, Alberta**

MLS # A2278089



\$250,000

Division:	Timberlea		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,768 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 568
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: n/a

Welcome to Winchester Villas! Spacious entry with access to garage and 4th bedroom and full bath. Huge kitchen with loads of cupboards, counter space and corner pantry. Kitchen island with sink and more storage for your dishes. Dinette located off the kitchen with an outside access. Washer and dryer is conveniently located on main level. 2 piece bath off the kitchen. Enjoy the large living space with gas fireplace and access to balcony. Big windows provide plenty of light. Upstairs you will find the primary suite with ensuite bath and a walk in closet. 2 additional bedrooms with another 4 piece bath complete the upper level. Single car garage. A/C is a must! Close to site bus stops and city busses. Walking distance to schools. With some love, you can make this property your own.