



**37, 240 Laffont Way
Fort McMurray, Alberta**

MLS # A2301074



\$249,900

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,777 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 571
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, See Remarks		

Inclusions: Fridge, Stove, dishwasher, OTP Microwave, Standup freezer, All window coverings, Garage door opener, Washer, Dryer

Welcome to Winchester Villas—where affordability meets comfort and convenience. This beautifully refreshed 4-bedroom townhome presents an outstanding opportunity for both savvy investors and first-time buyers looking to enter the market with confidence. Recently updated throughout, the home features fresh professional paint, stylish vinyl plank flooring on the main level, and brand-new carpet upstairs, offering a clean, modern feel that’s completely move-in ready. The open-concept main floor is designed for both everyday living and entertaining, complete with a functional kitchen featuring an eat-up bar, stainless steel appliances, and a cozy gas fireplace that anchors the bright living space. Upstairs, you’ll find a spacious primary retreat with a walk-in closet and private ensuite, along with two additional well-sized bedrooms—perfect for a growing family or maximizing rental potential. The fully developed lower level offers a fourth bedroom with its own ensuite, making it an ideal setup for a teenager, guest suite, or added income potential as a private living space. Additional highlights include newer blinds throughout and a location that truly delivers—just minutes from schools, shopping, restaurants, transit routes, and entertainment. Whether you’re looking for a turnkey investment property with strong rental appeal or your first home with room to grow, this property checks all the boxes. Opportunities like this don’t last—schedule your viewing today!