



GRASSROOTS
REALTY GROUP

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299 Laffont Way
Fort McMurray, Alberta

MLS # A2124575



\$450,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,330 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

Welcome to 299 Laffont Way, a cozy 5-bedroom, 3-bathroom bungalow in the heart of Timberlea. Conveniently situated near schools, parks, and shopping, this home offers both comfort and accessibility. Upon entering, you're greeted by a tiled front entry that leads to the mud/laundry room with garage access, ensuring functionality for everyday living. As you move into the living room, natural light pours in through large windows, creating a bright and inviting atmosphere. The open-concept kitchen/dining room boasts maple-coloured cabinets, adding a touch of warmth and charm to the space. The main floor features 3 bedrooms, including a primary suite with a private ensuite. Two additional bedrooms and a full bathroom offer ample space for guests or family members. Venturing downstairs, the fully developed basement provides extra living space with a large family room, 2 more good-sized bedrooms, and a full bathroom. Rough-ins for a future kitchenette make this area ideal for entertaining or accommodating guests. Outside, a spacious back deck offers the perfect spot for gatherings or soaking up the sun while overlooking the backyard. The double attached garage provides parking and storage, with additional parking for 2 vehicles in the front driveway. Don't miss out on the opportunity to make this charming bungalow your own.