

# \$219,900 - 46, 240 Laffont Way, Fort McMurray

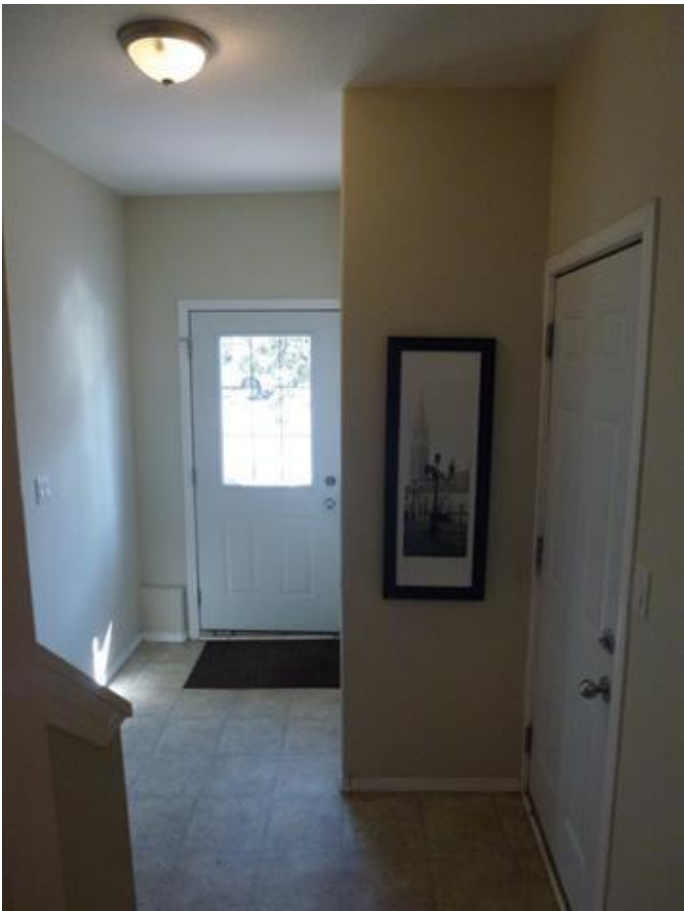
MLS® #A2239272

## \$219,900

3 Bedroom, 3.00 Bathroom, 1,952 sqft  
Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Why rent when you can own? This 3 level town home offers 3 good size bedrooms upstairs with an 4 PC ensuite off the master and walk in closet , there is also another 4 piece main bath on this level as well. The main level features a large open concept living room that has a cozy gas burning fire place, the perfect place to relax after a long day at work. The eat in kitchen has a over sized breakfast bar with patio doors leading to a good size deck with a view of the tennis courts. For your convience there is main floor laundry and 2 piece bath finishes on this level. The basement has been finished for extra living space and there is a single attached garage. Additional upgrades are hot water tank has been replaces in 2023 and the furnace replaces in 2023.



Built in 2005

## Essential Information

MLS® #	A2239272
Price	\$219,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,952
Acres	0.00
Year Built	2005

Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

### Community Information

Address	46, 240 Laffont Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W2

### Amenities

Amenities	Parking, Playground
Utilities	Electricity Available, Natural Gas Available
Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### Interior

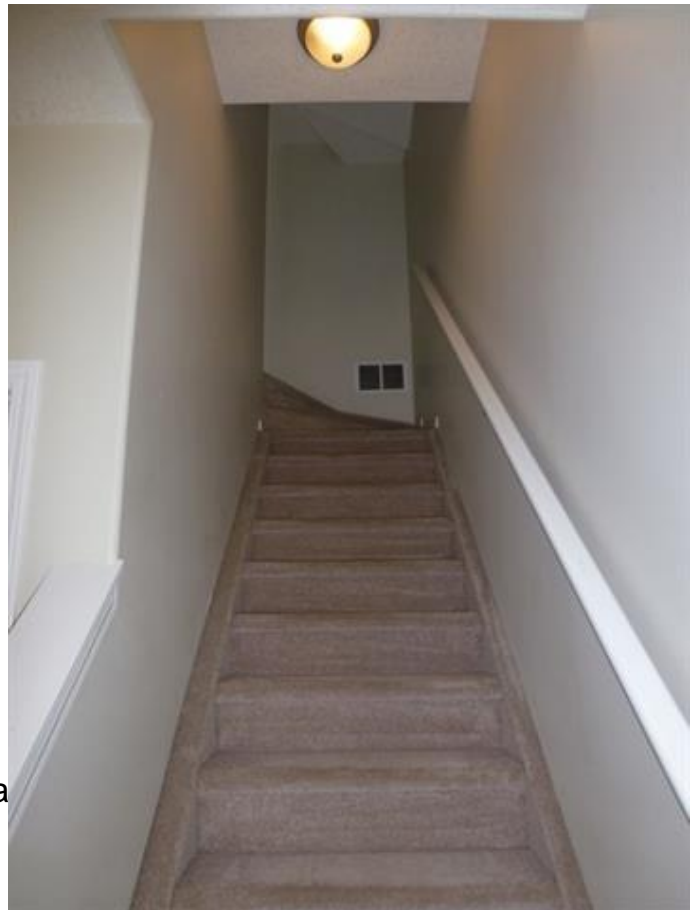
Interior Features	Jetted Tub, Kitchen Island, Open Floor Plan
Appliances	Central Air Conditioner, Dishwasher, Washer/Dryer Stacked, Windows
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Balcony, Playground
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 14th, 2025
Days on Market	3



Zoning	R2
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## **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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