

\$229,900 - 62, 240 Laffont Way, Fort McMurray

MLS® #A2237710

\$229,900

4 Bedroom, 4.00 Bathroom, 1,769 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Well-Maintained & Move-In Ready Townhome
in the Heart of Timberlea!

Welcome to this beautifully maintained 1,776 sq ft, 4-bedroom, 3.5-bath, 3-storey townhome nestled in the vibrant community of Timberlea. With a thoughtful layout, tasteful finishes, and functional living spaces, this home is perfect for families, professionals, or investors alike.

Upon entering, you're greeted by a spacious and inviting foyer with direct access to the single attached garage. Just off the entry is a main-floor bedroom, complete with new laminate flooring and a private 3-piece ensuite – ideal for guests, a home office, or multi-generational living.

The second level offers a bright, open-concept design featuring a large living area with a cozy gas fireplace, a 2-piece powder room, and a well-appointed kitchen and dining space. The kitchen is outfitted with plenty of rich wood cabinetry, stainless steel appliances, laminate countertops, and a generous eat-up breakfast bar – perfect for casual dining or entertaining. Large windows flood the space with natural light, and the rear balcony offers a great spot to relax or BBQ outdoors.

Upstairs, the third level hosts three spacious bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite bath. The additional two bedrooms share a well-kept



4-piece main bathroom, offering comfort and convenience for the whole family.

Additional highlights include:

Single attached garage with an additional driveway parking space

Low-maintenance living with condo fees that cover exterior maintenance, snow removal, reserve fund contributions, exterior insurance, and garbage disposal

Prime location just steps from parks, walking trails, schools, shopping, and all of Timberlea's amenities

This turn-key property combines value, comfort, and convenience. Don't miss your chance—schedule your private viewing today!

Built in 2005

Essential Information

MLS® #	A2237710
Price	\$229,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,769
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	62, 240 Laffont Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo



Province Alberta
Postal Code T9K2W2

Amenities

Amenities Visitor Parking
Parking Spaces 2
Parking Single Garage Attached
of Garages 1

Interior

Interior Features Kitchen Island, Laminate Cou
Appliances Dishwasher, Electric Stove, M
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement See Remarks

Exterior

Exterior Features Balcony
Lot Description Other
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 7th, 2025
Days on Market 29
Zoning R2

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK



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