



202 Laffont Way
Fort McMurray, Alberta

MLS # A2308333



\$579,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,482 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave washer, dryer, all window coverings, a/c unit, garage heater, shed, Basement: Fridge, Stove, Dishwasher, microwave, kitchen table 4 chairs, sectional couch,

RENOVATION COMPLETE — SHOW HOME CONDITION! Welcome to 202 Laffont Way, a must-see home in the heart of Timberlea that is truly move-in ready. From the moment you enter, you're greeted by a charming reading room that flows seamlessly into the fully renovated open-concept kitchen (2017), featuring a massive quartz island, stainless steel appliances including a gas stove, ceiling-height cabinetry, and stylish under-cabinet lighting. The kitchen overlooks a warm and inviting living room highlighted by a stunning white shiplap feature wall and electric fireplace. The main floor also offers three bedrooms, including an exceptionally spacious primary retreat complete with a walk-in closet and a beautifully renovated ensuite (2022) showcasing a corner soaker tub and oversized stand-up shower. A second fully updated 4-piece bathroom completes the main level. Step outside from the dining area onto a covered deck with a gas line for your BBQ, overlooking a fully fenced and landscaped yard—perfect for entertaining or relaxing. The basement features a separate entrance to an illegal suite, currently occupied by long-term tenants of five years who have been described as "the perfect tenants". This space includes two large bedrooms, a bright white kitchen with white appliances (basement fridge 2021), a generous living room with a cozy gas stove, and a fully renovated 4-piece bathroom (2023), along with ample storage and shared laundry access. the basement could easily be used as a family home set up as well if a suite isn't needed. Completing the home is a double attached heated garage with radiant heat and a new opener, plus a spacious driveway offering plenty of parking. Additional upgrades include central A/C, shingles (2024), hot water tank (2024), most main floor lighting (2025), sump pump (2026), vinyl plank basement

flooring (2018), and a furnace with a new motherboard installed in 2025 by a professional HVAC technician. This home checks all the boxes—book your personal showing today!