



103 Laffont Way
Fort McMurray, Alberta

MLS # A2321024



\$649,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,179 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Crown Molding, Granite Counters, Kitchen Island, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: window coverings incl. curtains and rods, Telus security system and monthly contract, Rain Bird sprinkler system, Broil King bbq, 2x tv's and mounts, sump pump battery and shelving, central vacuum and attachments.

Held by its original owner since 2003, this immaculate 1179 Ft²; bi-level in Timberlea is a rare find for buyers who appreciate true quality and custom cohesive design. Sitting on a stunning 6138 Ft²; corner lot directly across from a park and green space, this home has been maintained to a standard most new builds can't match. From the moment you walk in, the attention to detail is undeniable. Freshly painted top to bottom, the main floor showcases hickory hand-scraped hardwood flooring with inlays and hardwood floor vents that are matched and integrated seamlessly into the floor. Nothing is an afterthought here. Custom alder wood cabinetry carries through the kitchen, every bathroom, and continues into the basement with stunning built-ins in the living room. Granite countertops complete the look. This is a home that was designed with intention and finished with care. The primary suite is generous and well-appointed, featuring an oversized bedroom, walk-in closet, and a beautiful en suite. The basement living space feels custom throughout, with the alder built-ins anchoring the room and a gas fireplace adding warmth and character. Cork tile flooring, high ceilings, 2 large bedrooms, a finished utility room with shelving and utility sink, and under-stair storage make the lower level as functional as it is beautiful. Outside, two aggregate driveways frame a meticulously landscaped corner lot complete with paver stone pathways, raised garden beds, and mature fruit trees including cherry and apple. The Rain Bird sprinkler system keeps it low maintenance. Entertain on the deck with natural gas hookup, or take advantage of the hot tub pad and hookup already in place. The attached insulated garage and the detached rear garage (22.5 x 24 ft with in-floor heat) give you serious storage and workspace. New AC (2024), shingles (2020), hot water tank (2018), regularly

serviced furnace original with parts replaced in 2024, central vac, and TELUS security included. This is the caliber of home that original owners hold onto for 20 years. Now it can be yours.