

\$460,000 - 210 Laffont Way, Fort McMurray

MLS® #A2211786

\$460,000

6 Bedroom, 3.00 Bathroom, 1,457 sqft
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 210 Laffont Way: This well-equipped home checks all the boxes—featuring an attached double car garage, a three-car driveway, a separate-entry basement with a full kitchen and three bedrooms, and a fully fenced backyard perfect for kids or pets to play. Located in the heart of Timberlea, you’ll love the convenience of being close to schools, shopping, parks, and other fantastic amenities.

Step inside to a bright and welcoming living room where custom built-ins add charm and provide a space to showcase your personal style. The kitchen is thoughtfully laid out with a centre island, pantry, and plenty of cabinet space, along with a generous dining area perfect for family meals. Just off the kitchen, the spacious primary bedroom features a large closet and a four-piece ensuite bath. Two additional bedrooms and another full bathroom are located on the opposite side of the home, giving everyone their own space.

The lower level has its own side entrance and is ideal for extended family, guests, or rental potential. This level includes a large open living area, a full-sized kitchen, a dedicated laundry room, a four-piece bathroom, and three generously sized bedrooms—making it an incredibly versatile space.

Outside, the mature landscaping in the fully fenced backyard creates a peaceful and



private setting to relax and unwind.

Move-in ready and available for immediate possessionâ€”schedule your private tour today!

Built in 2003

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2211786 |
| Price | \$460,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,457 |
| Acres | 0.13 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 210 Laffont Way |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2R3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Storage |
|-------------------|--|

| | |
|--------------|---------------------------------------|
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description | Back Yard, No Neighbours Behind, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 2 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.