

# \$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

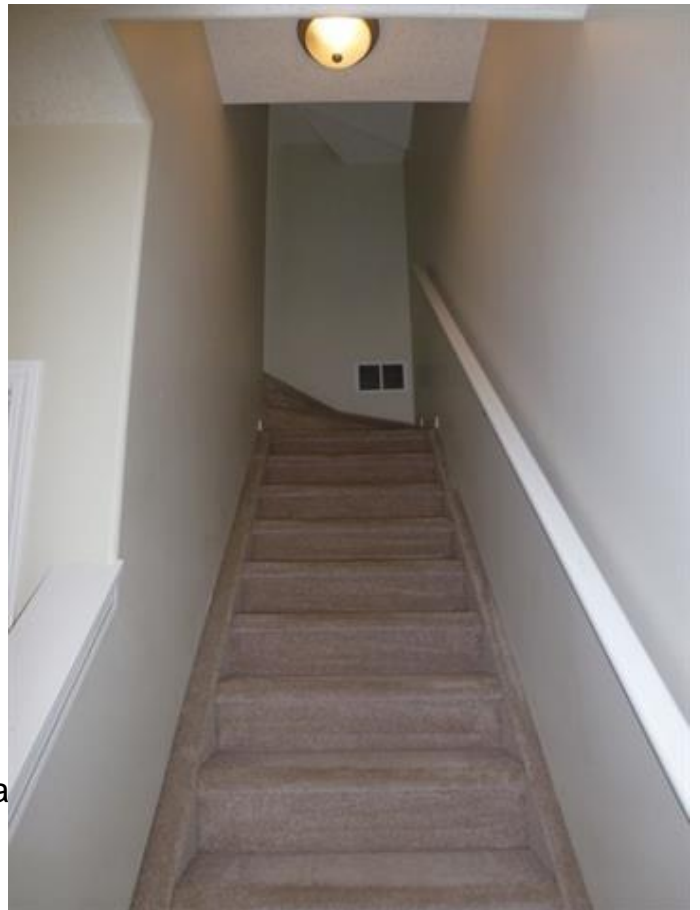
Interior Features	Jetted Tub, Kitchen Island, Open Floor Plan
Appliances	Central Air Conditioner, Dishwasher, Washer/Dryer Stacked, Windows
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### 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	9



Zoning	R2
--------	----

## **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

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.