

\$415,000 - 262 Laffont Way, Fort McMurray

MLS® #A2250669

\$415,000

5 Bedroom, 4.00 Bathroom, 1,302 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

This beautifully maintained two-story in Timberlea offers a functional layout, modern finishes, and plenty of space for the whole family.

The main level features a cozy living room with a gas fireplace, a bright open kitchen with newer STAINLESS STEEL APPLIANCES, and a dining area that flows to another living space with an electric fireplace and out to the enclosed porch, fenced backyard, and double detached heated garage. Convenient main floor laundry and a 2-piece bath complete the space.

Upstairs youâ€™ll find three bedrooms, including a spacious primary suite with private ensuite, plus a full main bath. The fully developed basement adds two more bedrooms, a versatile rec room, and a 2-piece bath with potential for a shower.

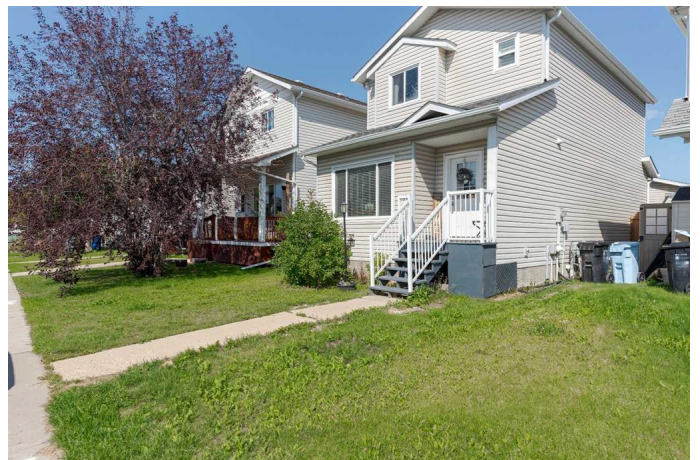
Additional highlights include NEW SHINGLES on the roof, central A/C, and a prime Timberlea location near schools, shopping, and trails. This move-in-ready home is the perfect fit for family living. Book your private showing today!

Built in 2004

Essential Information

MLS® #

A2250669



Price	\$415,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,302
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	262 Laffont Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, On Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	67
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED
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