

# \$559,888 - 206 Laffont Way, Fort McMurray

MLS® #A2223832

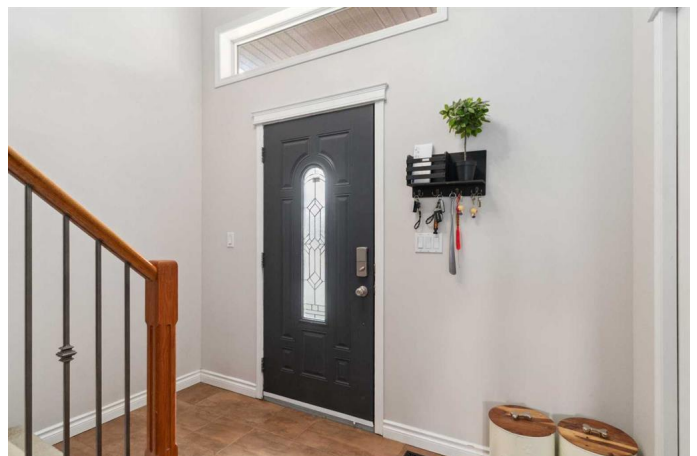
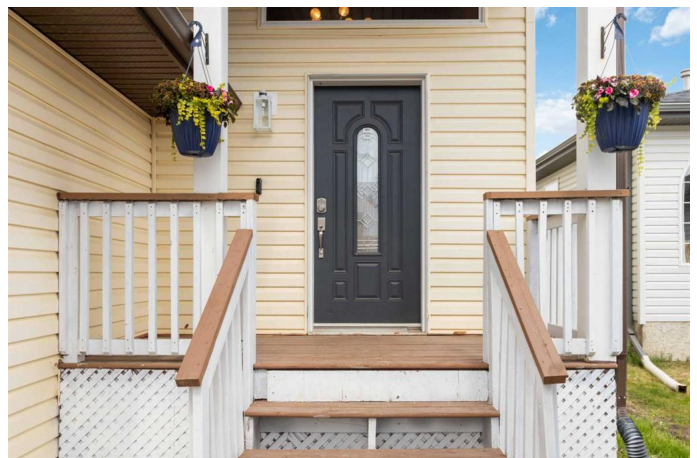
**\$559,888**

4 Bedroom, 4.00 Bathroom, 1,708 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

LOVELY AND LUXURIOUS LAKEWOOD HOME THAT IS RENOVATED AND OFFERS OVER 2500 SQ FT OF LIVING SPACE, BRAND NEW SHINGLES, LARGE YARD, QUARTZ COUNTERTOPS AND MORE! This is a fantastic family home situated in the prime and desirable location of Lakewood Estates, which is in the heart of Timberlea within walking distance to schools, parks, shopping, and Birchwood trail system. To begin, on the exterior of the home, you have a large driveway with room for RV parking, an oversized double attached heated garage, all situated on a large lot that is fully landscaped and fenced, with deck. Step inside this spacious home where you are greeted by a front foyer with vaulted ceilings, which leads to your open concept living area featuring a renovated kitchen with white cabinetry, quartz countertops, large island with navy blue cabinets, corner pantry, white subway backsplash, and stainless steel appliances. This living area is finished with hardwood floors throughout. The kitchen overlooks your dining room, surrounded by a bank of windows and a garden door leading to your yard. The great room is oversized and features a gas fireplace surrounded by tile. The main level is complete with a renovated 2 pc powder room, a separate laundry room with built-in cabinets, and you also have direct access to your garage from the home. The spiraled staircase leads you to the upper level with 3 generously sized bedrooms. The Primary bedroom offers



a renovated ensuite with walk-in shower featuring tile surround, a sliding glass door, and quartz counter tops. As well, you have a walk-in closet. The 4 pc main bathroom has also been updated and offers a large soaker tub. The fully finished lower level has great space and is finished with a gym area, a family room that includes a bar, making this area the space where you will enjoy watching sports and family movie nights. This lower level is complete with a 4th bedroom and 4 pc bathroom. Other updates and upgrades include Hot water on demand, central a/c, all new hardware on doors, and the new shingles in 2024. This is a turn-key and move-in-ready home. This one will not disappoint. Call today for your personal tour.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2223832    |
| Price          | \$559,888   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,708       |
| Acres          | 0.13        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 206 Laffont Way |
| Subdivision | Timberlea       |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T9K 2R3 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                           |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | Central Air                                                                                                         |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas, Living Room, Mantle                                                                                            |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Front Yard |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 9              |
| Zoning         | R1             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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