

# \$560,000 - 127 Laffont Way, Fort McMurray

MLS® #A2215600

**\$560,000**

4 Bedroom, 4.00 Bathroom, 1,530 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

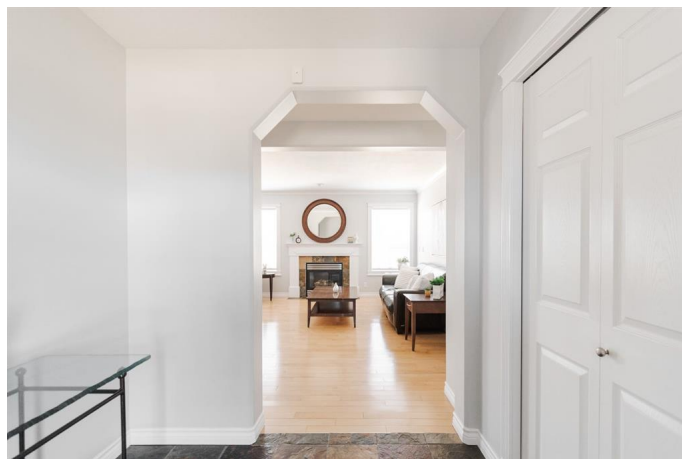
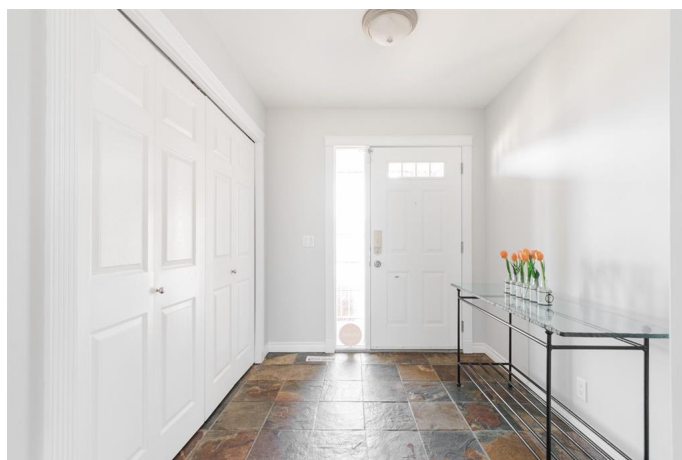
Open House: Saturday, May 3rd | 12:00 PM  
â€” 2:00 PM. Welcome to 127 Laffont Way:  
Where pride of ownership and thoughtful  
upgrades shine throughout. Lovingly  
maintained by just the second owners since  
2006, this two storey home sits on a beautifully  
landscaped lot in Timberleaâ€”offering  
meticulously maintained turnkey living in a  
peaceful setting.

Step into the bright main level where  
hardwood floors, crown mouldings, and a cozy  
gas fireplace create a welcoming living space.  
The kitchen features granite counters, tile  
floors, and timeless refinished white cabinetry.  
The kitchen is host to stainless steel  
appliances, with the laundry and garage entry  
located just behind it. A two-piece bathroom is  
conveniently located just off the main living  
area.

On the second level youâ€™™ll find three  
bedrooms, including a spacious primary with a  
walk-in closet and private three-piece ensuite.  
Hardwood is carried throughout the upper  
level, offering a clean and cohesive aesthetic  
throughout the home.

The fully developed basement is pristine, with  
carpeted floors, baseboard heating, a fourth  
bedroom, and a full three-piece bathâ€”every  
space down here feels like new.

The attached garage (22x24) is built for more  
than just parkingâ€”featuring a floor drain, gas  
heater, hot and cold water taps, 220 plug,  
upper cabinets, and even a man door for easy  
backyard access.



Step outside and enjoy the two-tiered deck that spans the full width of the house, complete with a gas line for the BBQ. The backyard is fully fenced, landscaped with grass, and includes a 10x10 shed. In 2024 a new A/C, new shingles and all new window coverings were installed in the home, then in 2025 a new hot water tank and sump pump were put in the home making this property worry-free for years to come while knowing youâ€™re moving into a peaceful, mature community that feels like home from the moment you arrive.

Schedule your private tour today!

Built in 2003

**Essential Information**

MLS® #	A2215600
Price	\$560,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,530
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	127 Laffont Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P9

**Amenities**

Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad
# of Garages	2

## Interior

Interior Features	Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	The Agency North Central Alberta
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