

# \$229,900 - 12, 240 Laffont Way, Fort McMurray

MLS® #A2236082

## \$229,900

4 Bedroom, 4.00 Bathroom, 1,768 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Welcome to Winchester Villas! Spacious entry with access to garage and 4th bedroom and full bath. Huge kitchen with loads of cupboards, counter space and corner pantry. Kitchen island with sink and more storage for your dishes. Dinette located off the kitchen with an outside access. Washer and dryer is conveniently located on main level. 2 piece bath off the kitchen. Enjoy the large living space with gas fireplace and access to balcony. Big windows provide plenty of light. Upstairs you will find the primary suite with ensuite bath and a walk in closet. 2 additional bedrooms with another 4 piece bath complete the upper level. Single car garage. A/C is a must! Close to site bus stops and city busses. Walking distance to schools. With some love, you can make this property your own. Itâ€™s been a revenue property for years and needs some TLC. Call today to view. .

Built in 2005

### Essential Information

MLS® #	A2236082
Price	\$229,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,768
Acres	0.00



Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	12, 240 Laffont Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W2

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	26
Zoning	R2

**Listing Details**

Listing Office	3% REALTY FORT MCMURRA
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