

# \$460,000 - 210 Laffont Way, Fort McMurray

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MLS® #A2211786

**\$460,000**

6 Bedroom, 3.00 Bathroom, 1,457 sqft  
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 210 Laffont Way: This well-equipped home checks all the boxes—featuring an attached double car garage, a three-car driveway, a separate-entry basement with a full kitchen and three bedrooms, and a fully fenced backyard perfect for kids or pets to play. Located in the heart of Timberlea, you’ll love the convenience of being close to schools, shopping, parks, and other fantastic amenities.

Step inside to a bright and welcoming living room where custom built-ins add charm and provide a space to showcase your personal style. The kitchen is thoughtfully laid out with a centre island, pantry, and plenty of cabinet space, along with a generous dining area perfect for family meals. Just off the kitchen, the spacious primary bedroom features a large closet and a four-piece ensuite bath. Two additional bedrooms and another full bathroom are located on the opposite side of the home, giving everyone their own space.

The lower level has its own side entrance and is ideal for extended family, guests, or rental potential. This level includes a large open living area, a full-sized kitchen, a dedicated laundry room, a four-piece bathroom, and three generously sized bedrooms—making it an incredibly versatile space.

Outside, the mature landscaping in the fully fenced backyard creates a peaceful and



private setting to relax and unwind.

Move-in ready and available for immediate possessionâ€”schedule your private tour today!

Built in 2003

### Essential Information

MLS® #	A2211786
Price	\$460,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,457
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	210 Laffont Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2R3

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Storage
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Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	The Agency North Central Alberta
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