

# \$399,900 - 262 Laffont Way, Fort McMurray

MLS® #A2250669

**\$399,900**

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.

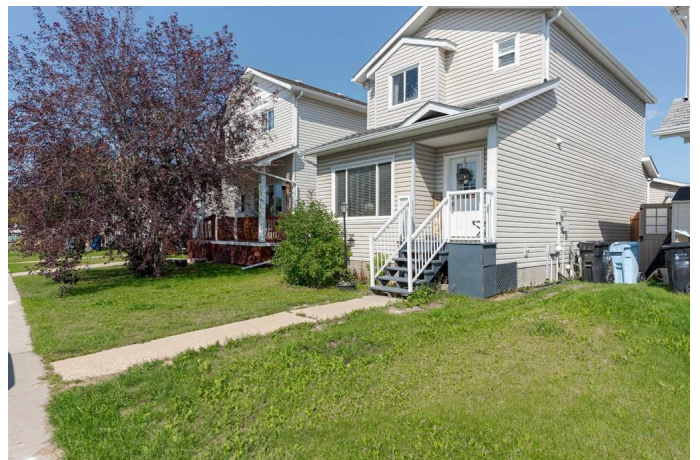
Upstairs youâ€™ll find three bedrooms, including a spacious primary suite with private ensuite, plus a full main bath. The fully developed basement adds two more bedrooms, a versatile rec room, and a 2-piece bath with potential for a shower.

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          | \$399,900   |
| 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          | Full                                                                                                                      |

### Exterior

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 79                |
| Zoning         | R1S               |

### **Listing Details**

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

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