

118 Laffont Way  
Fort McMurray, Alberta

MLS # A2165347



## \$427,500

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Landscaped, Undergrou		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 118 Laffont Way: This bungalow sits on a MASSIVE 9,543 sq/ft CORNER LOT with a gravel RV parking pad and offers plenty of space for all your outdoor toys and vehicles. With five bedrooms, three bathrooms, and an oversized attached 26x24 garage, this home is perfect for those who need extra storage and parking. The front driveway can accommodate parking for 3, with additional parking available in the garage. The main living space features an open concept design with vaulted ceilings and hardwood floors throughout. The primary bedroom boasts a walk-in closet and a three-piece ensuite bathroom, while two additional bedrooms with carpet are located on the main floor. A four-piece bathroom is conveniently situated at the beginning of the hall for guests. The fully developed lower level offers a spacious family room with a natural gas fireplace, two more bedrooms, a three-piece bathroom, and a laundry area in the utility room. Schedule a tour today and discover all the space and convenience this home has to offer.