



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 LOUGHEED Drive #1411, Fort McMurray T9K 2W3**

MLS® #: **A2111742**

Area: **Timberlea**

Listing Date: **03/01/24**

List Price: **\$129,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 28-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2006**

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

**857**

Low Sqft:

Ttl Sqft:

**857**

Lot Shape:

DOM

**73**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**Low-Rise(1-4)**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

**Concrete,Vinyl Siding**

Flooring:

**Carpet,Linoleum,See Remarks**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**

Int Feat:

**No Animal Home,No Smoking Home**

Utilities:

Room Information

Room

**Bedroom**

**4pc Ensuite bath**

Level

**Main**

**Main**

Dimensions

**10`10" x 11`9"**

**7`11" x 4`11"**

Room

**Bedroom**

**4pc Bathroom**

Level

**Main**

**Main**

Dimensions

**12`9" x 12`1"**

**4`9" x 8`1"**

Legal/Tax/Financial

Condo Fee:

**\$569**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**R3**

Legal Desc:

**0621302**

Remarks

Pub Rmks:

**Beautiful TOP FLOOR 2 bedroom 2 bathroom apartment with your own laundry room and storage room, and an underground parking stall located at the Edge of Timberlea and Eagle Ridge. The open-concept living area offers a bright living room with a corner electric fireplace. The kitchen has ample cupboard space and countertop space. Off the kitchen is a spacious dining room. The main bedroom is with an ensuite full bathroom. The spacious laundry room provides comfort and convenience and has an upgraded washer and dryer. The balcony is perfect for enjoying your morning coffee or northern lights. The condo fees cover access to the gym, rec room facility, sauna, water, gas, sewer, heat, and professional management. This is a perfect condominium with a lot of green space, a gazebo, and a community center. conveniently located close to City and Sites bus stops and walking distance to shopping. Call today to book your personal viewing.**

Inclusions:

**N/A**

Property Listed By:

**EXP REALTY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**







