



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 LOUGHEED Drive #3405, Fort McMurray T9K 2W3**

MLS®#: **A2126715**

Area: **Timberlea**

Listing Date: **04/26/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2006**

Finished Floor Area

Abv Sqft:

**916**

Low Sqft:

Ttl Sqft:

**916**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**23**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

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

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Underground**

Utilities and Features

Roof:

Heating:

**Hot Water**

Sewer:

Ext Feat:

**Balcony**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Linoleum**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer**

Int Feat:

**Laminate Counters**

Utilities:

Room Information

Room

**4pc Bathroom**

**Bedroom**

**Kitchen**

**Living Room**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**4`11" x 8`0"**

**11`3" x 9`9"**

**8`5" x 8`4"**

**17`2" x 12`4"**

Room

**4pc Ensuite bath**

**Dining Room**

**Laundry**

**Bedroom - Primary**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**4`11" x 8`0"**

**8`5" x 11`10"**

**8`7" x 8`1"**

**11`6" x 10`1"**

Legal/Tax/Financial

Condo Fee:  
**\$584**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0621302**

Remarks

Pub Rmks: **Beautiful 2 Bedroom Top Floor Condo in Timberlea with 2 Parking STALLS. This top-floor condo offers the perfect blend of open living With two bedrooms, stunning view, and not one but two parking stalls (one underground and one above ground). Prime Location,Top-Floor Living, Two Bedrooms,Balcony with Views, access to gym, sauna, a rec centre included in your condo fees. Also comes fully furnished. Dont miss your changes to view this property. Call today for your personal showing.!!!!**

Inclusions:  
Property Listed By: **all furniture and items are included  
EXP REALTY**

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