



THE
A-TEAM

**RE/MAX
FIRST**

104 LOUTIT Road #307, Fort McMurray T9K 0A2

MLS@#: **A2140858** Area: **Timberlea** Listing **06/11/24** List Price: **\$234,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Fort McMurray**
 Year Built: **2007**

Finished Floor Area
 Abv Sqft: **1,206**
 Low Sqft:
 Ttl Sqft: **1,206**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Landscaped**
 Park Feat: **Concrete Driveway, Driveway, Single Garage Attached**

DOM

97
Layout
 Beds: **2 (2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**
 Flooring: **Carpet, Hardwood, Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`2"	Dining Room	Main	9`11" x 9`8"
Kitchen	Main	13`0" x 12`4"	Living Room	Main	16`2" x 15`2"
4pc Ensuite bath	Second	4`10" x 8`5"	4pc Ensuite bath	Second	4`10" x 8`5"
Bedroom	Second	12`5" x 10`10"	Bedroom - Primary	Second	10`7" x 13`11"
Walk-In Closet	Second	5`0" x 9`8"	3pc Bathroom	Basement	5`5" x 8`4"
Furnace/Utility Room	Basement	4`10" x 7`2"			

Legal/Tax/Financial

Condo Fee:
\$642

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0726143**

Remarks

Pub Rmks: **END-UNIT townhome located in the popular Lakewood Neighbourhood in Timberlea. Across from a playground and splash park with quick access to walking trails, and only walking distance from Fort McMurray's top Retail center, The Eagle Ridge Commons. Inside this home features an open-concept floorplan that fills with natural light from all the large windows. The main floor living room and adjacent dining area have been updated with hardwood flooring and are separated by a feature gas fireplace. The kitchen has no shortage of storage with an abundance of tasteful cabinetry and stainless steel appliances. The balcony is accessible from the dining area and over looks the park area where you can enjoy all-day sunshine and evening bbq's with the convenient natural gas line. Upstairs has two spacious bedrooms both with their own 4-piece ensuite. The primary bedroom also has a large walk-in closet. Laundry facilities are also conveniently located on the second level. The walkout basement is versatile as it can be used as a recreation room or 3rd bedroom with its own 4-piece bathroom and a separate entrance to outside. This space is perfect for a nanny, out-of-town visitors, a home business, or a roommate that is seeking some extra privacy. This home is ready for new owners as of August 1st and perfect for an investment property or purchase for first-time home buyers, folks wanting to downsize, or commuters.**

Inclusions: **Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer**

Property Listed By: **COLDWELL BANKER UNITED**

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