



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #4106, Fort McMurray T9K 2W3

MLS® #: **A2145733**

Area: **Timberlea**

Listing Date: **07/04/24**

List Price: **\$134,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2006**

Finished Floor Area
Abv Sqft: **1,239**
Low Sqft:
Ttl Sqft: **1,239**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

74
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Close to Clubhouse,Landscaped,Paved**
Park Feat: **Front Drive,Parkade**

Utilities and Features

Roof: **Asphalt**
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony,Playground**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	24`7" x 14`3"	Living Room	Main	14`9" x 14`3"
Bedroom	Second	11`6" x 14`5"	Bedroom - Primary	Second	15`9" x 11`6"
3pc Ensuite bath	Second	5`9" x 6`10"	4pc Bathroom	Second	8`2" x 5`9"

Legal/Tax/Financial

Condo Fee: \$995	Title: Fee Simple	Zoning: R3
	Fee Freq: Monthly	
Legal Desc:	0621302	

Remarks

Pub Rmks: **Start packing as this unit is ready to go. Townhouse at Lougheed Estates with 2 bedrooms, 2 bathrooms. Large living area with open concept kitchen and dining area. Loads of cupboard and counter space. Door off kitchen leads to a nice patio and grassy area. Bedrooms upstairs have their own bath each so no rushing to work waiting for the bathroom. Heated garage in lower level with laundry. Great management with a healthy reserve fund. Complex has a nice gym with saunas as well as a huge party room that can be rented for any function. Garage is 28'6' x 13' 10" and has loads of room for a vehicle and storage.**

Inclusions: **n/a**

Property Listed By: **3% REALTY FORT MCMURRAY**

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