



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #1211, Fort McMurray T9K 2W3

MLS® #: **A2151607**

Area: **Timberlea**

Listing Date: **07/27/24**

List Price: **\$127,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Fort McMurray
2006**

Finished Floor Area
Abv Sqft: **856**
Low Sqft:
Ttl Sqft: **856**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

53
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: **Parkade**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Elevator,Laminate Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`5" x 16`11"
Kitchen	Main	10`0" x 8`2"
Bedroom	Main	9`11" x 11`5"
4pc Ensuite bath	Main	8`2" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`8" x 8`2"
4pc Bathroom	Main	8`1" x 9`3"
Bedroom - Primary	Main	10`4" x 11`8"
Storage	Main	8`1" x 8`1"

Legal/Tax/Financial

Condo Fee:
\$569

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0621302**

Remarks

Pub Rmks: **Welcome to Lougheed Estates. Second floor 2 bed, 2 bathroom unit is the perfect fit for the savvy investor. Currently rented for 1600/mth this unit makes for a easy investment due to the popularity of the building and its location.. Comes with 1 Underground heated parking stall.. Spacious living area with fireplace and access to a balcony. . Dining area with galley kitchen and plenty of cupboard and counter space. . Sliding mirror doors in both bedrooms. Property had grass area with a park and gazebo making it great for family gatherings. Lougheed Estates also offers a fitness facility along with a sauna and showers. You can also book the community hall for all your parties. 24hr notice is required, lease in place until June 2025**

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