



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 LOUGHEED Drive #2408, Fort McMurray T9K2W3**

MLS® #: **A2161689**      Area: **Eagle Ridge**      Listing Date: **08/29/24**      List Price: **\$115,500**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Fort McMurray**  
 City/Town: **Fort McMurray**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **860**  
 Low Sqft:  
 Ttl Sqft: **860**

DOM

**20**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **See Remarks**  
 Flooring: **Carpet, Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 9`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`2" x 12`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 8`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`6" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`6" x 12`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 10`0"</b>

Legal/Tax/Financial

Condo Fee: **\$584**      Title: **Fee Simple**      Zoning: **R3**

Fee Freq:  
**Monthly**

Legal Desc: **0621302**

Remarks

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Pub Rmks: **Great Value! North Side of the Bridge! Welcome to #2408 200 Lougheed Drive. This 860 sq ft, 2 bed, 2 bath condo is located in the established neighbourhood of Eagle Ridge! This property features a spacious kitchen area that is complete with plenty of cabinet and counter space, storage as well as a formal dining area. Enjoy kicking back in the cozy living room that features carpet floors, electric fireplace, large sliding glass door the leads out to a main level balcony. Other features include in suite laundry room, 2 bedrooms that includes a spacious primary bedroom and a 4 piece bathroom. Enjoy 1 above ground and 1 underground titled parking stall. Call now to schedule your private viewing!**

Inclusions: **As is where is at the time of possession**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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