



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #7103, Fort McMurray T9K 2W3

MLS® #: **A2168701**

Area: **Timberlea**

Listing Date: **09/25/24**

List Price: **\$125,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 21-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,179**

Low Sqft:

Ttl Sqft: **1,179**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

56

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Other

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`4" x 7`0"
Living Room	Main	13`9" x 19`11"
4pc Bathroom	Upper	6`0" x 8`3"
Bedroom - Primary	Upper	11`6" x 15`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`9" x 12`2"
3pc Ensuite bath	Upper	6`1" x 6`7"
Bedroom	Upper	11`6" x 14`0"

Legal/Tax/Financial

Condo Fee:
\$973

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0621302**

Remarks

Pub Rmks: **Immediate Possession in a Townhouse located in Lougheed Estates. YOUR new home has 2 bedrooms, 2 bathrooms. Large open concept living area with tons of cupboard and counter space in the kitchen. Door off kitchen leads to a nice patio with the community centre directly behind you. Both bedrooms have their own bathroom, one has a balcony off of it. Heated garage in basement with laundry. Stand up A/C unit for those hot summer days. Community Complex has a gym, saunas, and a party room that can be rented for any function. The garage has tons of room for a vehicle and storage. These units don't come up for sale often, you'll want to get in before it's gone!**

Inclusions: **TV STAND, ALL BLINDS AND WINDOW COVERINGS**
Property Listed By: **People 1st Realty**

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







