



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

**150**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Access:

Lot Feat:  
Park Feat: **Other**  
**Single Garage Attached**

Parking

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

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

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

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**







