



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #2108, Fort McMurray T9K 2W3

MLS® #: **A2174268**

Area: **Timberlea**

Listing Date: **10/21/24**

List Price: **\$129,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Parkade

Finished Floor Area

Abv Sqft: **856**
Low Sqft:
Ttl Sqft: **856**

DOM

91
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`5" x 16`11"
Kitchen	Main	10`4" 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 12`2"
4pc Bathroom	Main	8`1" x 5`3"
Bedroom - Primary	Main	10`4" x 11`8"
Laundry	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. Quick possession available. As an owner or investor of this 2 bed, 2 bathroom unit, it's the perfect fit for either way. Ground floor unit with balcony makes this an easy rental with close proximity to the elevator. Underground heated parking comes in handy with the northern elements. . Spacious living area with electric fireplace. Dining area with galley kitchen that has loads of counter and cupboard space. . Sliding mirror doors in both bedrooms giving ample space for all your clothing while providing additional storage. Primary bedroom has ensuite bath. Love that this unit has all vinyl floors and no carpets. Large grass area with park and gazebo making it great for family gatherings. Loads of room to kick around a soccer ball with the kids. Lougheed Estates also offers a fitness facility along with a sauna and showers. You can also book the community hall for all your parties.**

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



