



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: **\$124,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 06-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

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

Access:
Lot Feat:
Park Feat:

Parkade

DOM

222

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/Bsmt:

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:		Title:		Zoning:
\$569		Fee Simple		R3
		Fee Freq:		
		Monthly		
Legal Desc:	0621302			
		Remarks		
Pub Rmks:	<p>Welcome to Lougheed Estates. Quick possession available. As a commuter or investor, this 2 bed, 2 bathroom unit is the ideal fit for paying down a mortgage. Rather than pay rent you can own this unit for less. Ground floor unit with balcony facing the gym and the park.. 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 an ensuite bath giving you the privacy you need if you decide to rent out the other bedroom. An additional 4 piece bath makes for a great set up. Love that this unit has all vinyl floors and no carpets. In suite laundry with storage for your bike or spare tires. Large grassy area with park and gazebo making it great for family gatherings. Loads of room to kick around a soccer ball. Family friendly complex. Lougheed Estates also offers a fitness facility along with a sauna and showers. You can also book the community hall for all your parties. Call today to view.</p>			
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









