



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #4103, Fort McMurray T9K 2W3

MLS® #: **A2174669**

Area: **Timberlea**

Listing Date: **10/22/24**

List Price: **\$234,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,204**
Low Sqft:
Ttl Sqft: **1,204**

DOM

90
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Landscaped**
Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Playground**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Stove(s), Washer/Dryer**
Int Feat: **Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island**
Utilities:

Room Information

Room Level Dimensions
Bedroom - Primary **Second** **15`9" x 11`4"**
4pc Bathroom **Second** **8`1" x 5`11"**

Room Level Dimensions
Bedroom **Second** **13`10" x 11`4"**
3pc Ensuite bath **Second** **6`5" x 6`0"**

Legal/Tax/Financial

Condo Fee: **\$994**
Title: **Fee Simple**
Fee Freq:

Zoning: **R3**

Monthly

Legal Desc: **0621302**

Remarks

Pub Rmks: **4103 200 Lougheed Drive Welcome to 4103 200 Lougheed Drive, this renovated townhome offers an impressive luxurious living space, featuring 2 spacious bedrooms and 2 bathrooms, complemented by a underground garage. This residence combines style with practicality, making it the perfect home. The main floor showcases a custom designed kitchen with lots of cabinets, a big island that sits 4, luxury Quartz countertops and a custom deigned backsplash, new upgraded appliances, with a door that leads to a balcony to enjoy your summer BBQ's that feature a gas line.You will be captivated by the 9-foot ceilings that create a bright, airy atmosphere throughout the home. The fully upgraded interior includes elegant quartz countertops and a custom designed cabinets with pull out drawers, a large island that sits 4 and a coffee bar. This home boasts an open floor plan, new LVP throughout the home, freshly painted through out, a spacious living room and a dining area ensuring a sophisticated ambiance. The second floor boasts 2 bedrooms 2 bathrooms with garden doors in the primary bedroom leading to a patio to enjoy your morning coffee. The spacious living room that flows effortlessly to dining area & Kitchen to provide comfort and relaxation! The laundry room, complete with ample storage and a sink, adds to the functionality of this incredible home. Enjoy your underground garage for those frosty winter months. There is also a large parking stall in front of the home Situated close to all amenities, this townhouse offers not only luxury and comfort but also unbeatable convenience. Do not miss the opportunity to make this stunning property your forever home! Schedule a viewing today!**

Inclusions: **Fridge, stove, dishwasher, OTR Microwave, washer/dryer combo 2 remotes for garage opener**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









