



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 LOUITT Road #503, Fort McMurray T9K 2N5**

MLS® #: **A2175694**      Area: **Timberlea**      Listing Date: **10/26/24**      List Price: **\$229,000**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Fort McMurray**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **2,500 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,582**  
 Low Sqft:  
 Ttl Sqft: **1,582**

DOM

**25**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile, Laminat**  
 Sewer:      Water Source:  
 Ext Feat: **Barbecue**      Fnd/Bsmt: **Poured Concrete, See Remarks**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Washer**  
 Int Feat: **Closet Organizers, Jetted Tub, Kitchen Island, Laminat Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Basement	5`7" x 8`2"	Bedroom	Basement	11`4" x 19`2"
Furnace/Utility Room	Basement	4`11" x 6`1"	2pc Bathroom	Main	6`2" x 5`2"
Dining Room	Main	13`5" x 8`6"	Kitchen	Main	13`1" x 12`5"
Living Room	Main	16`5" x 16`6"	4pc Ensuite bath	Upper	8`10" x 9`4"
4pc Ensuite bath	Upper	5`0" x 8`11"	Bedroom - Primary	Upper	11`7" x 11`1"
Bedroom	Upper	11`7" x 11`1"			

Legal/Tax/Financial

Condo Fee:  
**\$480**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0424453**

Remarks

Pub Rmks: **Unveil the Charm of This Stunning 3-bedroom, 4-bathroom townhouse with a Separate Entrance, Nestled in the Vibrant Heart of Timberlea. This Completely upgraded home is just steps away from all amenities, including schools, parks, The Commons shopping center, grocery stores, banks, and restaurants, offering the ultimate in convenience. The foyer welcomes you with beautiful ceramic tile flooring and stylish glass railings on the stairs, setting the tone for the elegance that lies within. The main floor showcases a centrally located two-sided gas fireplace with a feature wall, accentuating the open-concept layout. Enjoy meals in the spacious dining nook with elegant wooden floors throughout. The upgraded kitchen is a chef's delight, featuring a stunning backsplash, brand new stainless steel appliances, and ample cupboard and storage space. Step out to the rear deck from the dining nook through a large patio door, perfect for barbecues and outdoor entertaining. Upstairs, you will find four fully upgraded bathrooms, with two bedrooms featuring their own ensuites and a master bedroom boasting an upgraded bath with a jetted tub and walk-in closet. The lower level is a versatile space, fully developed as a family room or an additional bedroom with tile flooring. This walkout level includes its own bathroom and access to the attached upgraded garage. Additional highlights include a central vacuum system and laundry conveniently located on the second floor near the bedrooms. One parking stall outside, and plenty of guest parking, this townhouse offers turn-key living at its finest.**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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











