



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #2201, Fort McMurray T9K 2W3

MLS® #: **A2176922** Area: **Eagle Ridge** Listing Date: **11/05/24** List Price: **\$119,900**
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Fort McMurray**
 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**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Closet Organizers,Laminate Counters,Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`0"	4pc Ensuite bath	Main	5`0" x 7`11"
Bedroom	Main	11`4" x 9`9"	Dining Room	Main	13`10" x 12`0"
Kitchen	Main	8`2" x 8`3"	Laundry	Main	8`6" x 8`0"
Living Room	Main	20`9" x 12`5"	Bedroom - Primary	Main	11`5" x 10`1"

Legal/Tax/Financial

Condo Fee: **\$584** Title: **Fee Simple** Zoning: **R3**

Fee Freq:
Monthly

Legal Desc: **0621302**

Remarks

Pub Rmks: **Discover this bright, move-in ready 2-bedroom, 2-bathroom condo that combines comfort and convenience with style. Step inside to updated durable vinyl plank flooring that flows throughout, leading to an inviting living space with a cozy corner gas fireplace. Each spacious bedroom has its own bathroom, offering both privacy and comfort. The well-equipped kitchen offers ample cabinet space, with additional pantry options in the adjoining laundry room. This unit includes two owned parking stalls—one in the heated underground parkade and a second above ground spot with power hookups. Located in the heart of Timberlea, close to bus stops, grocery stores, parks, and the best of Timberlea, Stone Creek and Eagle Ridge amenities - this condo promises an easy lifestyle at an affordable price, in a prime location. Don't miss out—schedule your viewing today!**

Inclusions: **Refrigerator, Stove, Dishwasher, OTR Microwave, Microwave, All Existing Window Coverings, Garage Door Opener, Fob**
Property Listed By: **EXP REALTY**

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



