



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 LOUGHEED Drive #5101, Fort McMurray T9K 2W3**

MLS®#: **A2178467**

Area: **Timberlea**

Listing Date: **11/11/24**

List Price: **\$135,000**

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: **1,170**  
Low Sqft:  
Ttl Sqft: **1,170**

DOM

**22**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat:  
Park Feat: **Level**  
**Single Garage Attached,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`7" x 14`5"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>6`5" x 6`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`9" x 6`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`0" x 13`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 10`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 12`3"</b>	<b>Laundry</b>	<b>Basement</b>	<b>5`4" x 8`6"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$989

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: 0621302

Remarks

Pub Rmks: **Welcome to this spacious 2-bedroom townhouse in Lougheed Estates. This unit offers convenient parking with one secure underground stall, one assigned stall, AND an additional TITLED stall. The main floor features an open-concept layout, perfect for modern living. Relax in the cozy living area with a gas fireplace, enjoy meals in the dining area, and cook with ease in the large kitchen, which has ample cabinet space and a large moveable island. From the kitchen, step out onto your private back deck -which sees ALL DAY sun - for fresh air and outdoor enjoyment. Entering through the private underground garage, you'll find a utility sink and laundry area. Upstairs, the primary bedroom offers a personal balcony and a 3-piece ensuite. A second generous bedroom is located at the opposite end of the hall, with a convenient 4-piece main bath situated between the two bedrooms. Lougheed Estates offers great amenities, including an on-site fitness facility and a playground. Carpets have been professionally cleaned, and a new fridge is scheduled for delivery on or after November 20, 2024. (Midea 18.7 Cu. Ft. Bottom-Freezer Refrigerator - MRB19B7AWW). Book your showing today!**

Inclusions: **1 fitness facility fob, 2x mail key, 2x front door key, 2x back door key**  
Property Listed By: **COLDWELL BANKER UNITED**

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







