



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #3307, Fort McMurray T9K2W3

MLS® #: **A2178954** Area: **Eagle Ridge** Listing Date: **11/12/24** List Price: **\$118,900**
 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: **860**
 Low Sqft:
 Ttl Sqft: **860**

DOM

21
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete, Wood Frame**
 Flooring: **Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **None**
 Int Feat: **Open Floorplan, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`11"	4pc Ensuite bath	Main	4`11" x 8`0"
Bedroom	Main	11`4" x 9`11"	Dining Room	Main	13`8" x 12`0"
Kitchen	Main	8`2" x 8`4"	Living Room	Main	17`0" x 12`7"
Bedroom - Primary	Main	11`6" x 10`0"			

Legal/Tax/Financial

Condo Fee: **\$569** Title: **Fee Simple** Zoning: **R3**

Legal Desc:

0621302

Fee Freq:
Monthly

Remarks

Pub Rmks:

Great Value! North Side of the Bridge! Welcome to #3307 200 Lougheed Drive. This 867 sq ft, 2 bed, 2 bath condo is located in the established neighbourhood of Eagle Ridge! This property features a spacious kitchen area that is complete with plenty of cabinet and counter space, ceramic tile floors, storage as well as a formal dining area. Enjoy kicking back in the cozy living room that features laminate floors, electric fireplace, large sliding glass door the leads out to a main level balcony. Other features include in suite laundry room, 2 bedrooms that includes a spacious primary bedroom and a 4 piece bathroom. Enjoy 1 underground titled parking stall. Call now to schedule your private viewing!

Inclusions:

As is where is at the time of possession

Property Listed By:

ROYAL LEPAGE BENCHMARK

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







