



THE
A-TEAM

**RE/MAX
FIRST**

101 LANGEVIN Road #15, Fort McMurray T9K 2N6

MLS® #: **A2179680**

Area: **Timberlea**

Listing Date: **11/19/24**

List Price: **\$249,900**

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: **2002**

Finished Floor Area

Abv Sqft: **1,411**
Low Sqft:
Ttl Sqft: **1,411**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Microwave, Refrigerator**
Int Feat: **Ceiling Fan(s), Jetted Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	10`2" x 9`6"
Foyer	Main	9`0" x 5`8"	Kitchen	Main	13`2" x 9`11"
Living Room	Main	15`10" x 15`6"	4pc Ensuite bath	Second	
4pc Ensuite bath	Second		Bedroom	Second	13`2" x 15`9"
Bedroom - Primary	Second	15`11" x 12`10"	3pc Ensuite bath	Basement	
Bedroom	Basement	12`10" x 8`5"	Laundry	Basement	7`8" x 5`11"
Storage	Basement	9`7" x 5`10"	Furnace/Utility Room	Basement	4`7" x 8`8"

Condo Fee:
\$662

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
R3

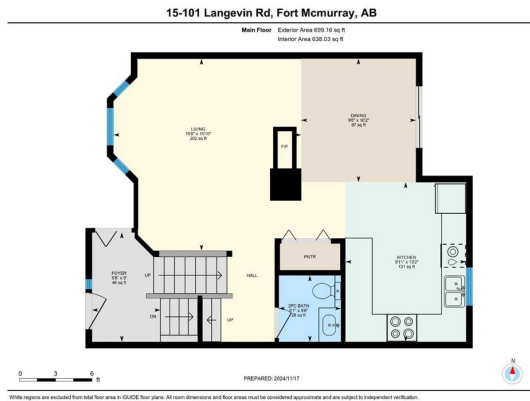
Legal Desc: **0224952**

Remarks

Pub Rmks: **Imagine backing greens pace under \$250,000. Welcome to 15-101 Langevin Road in Kimberly Place. Are you looking for 3 primary bedrooms each with it's own ensuite? Nothing to do but move right in? That's what everyone is looking for! Now imagine being in before Christmas! It's possible! You will love the main floor: fresh paint, modern decor. The tv unit in the living room hides the tv and is staying with the property. The 3 sided gas fire place provided ambiance in two rooms of the home. The kitchen! IT's what everyone wants! White with black handles, new fixtures and stainless appliances. There is so much counter space and a large pantry. The deck off the kitchen has stairs to the back yard. Fido will love it. The best part of this home is the quiet location. There is a walking path around a pond. You don't have a clear view to confed. It's a quiet location. The powder room it super cute with the updated pained cabinets. The railings in the home are very cool with the industrial feel. The two bedrooms upstairs both have their own 4 pc bathrooms with updated paint, fixtures and painted cabinets. The basement has another bedroom and 3 pc shower. There is lots of storage under the stairs and at the end of the single attached garage. condo fees are \$661/m. Check out the 360 tour, video and detailed floor plans! Say yes to this address!**

Inclusions: **fridge, stove, dishwasher, microwave as is, garage door opener & remote, window coverings, tv unit in living room, air conditioner**
 Property Listed By: **RE/MAX FORT MCMURRAY**

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







15-101 Langevin Rd, Fort McMurray, AB

2nd Floor Exterior Area 712.82 sq ft
Interior Area 633.58 sq ft



0 3 6
PREPARED: 2024/1/17
While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

