



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #3210, Fort McMurray T9K 2W3

MLS® #: **A2180270**

Area: **Timberlea**

Listing Date: **11/25/24**

List Price: **\$134,900**

Status: **Active**

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: **851**
Low Sqft:
Ttl Sqft: **851**

DOM

71
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street, Parkade, Stall, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	
Bedroom	Main	11`3" x 10`0"
Living Room	Main	15`2" x 12`4"
Laundry	Main	4`10" x 6`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	
Kitchen	Main	9`0" x 8`1"
Bedroom	Main	9`8" x 11`3"

Legal/Tax/Financial

Condo Fee:
\$569

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0621302**

Remarks

Pub Rmks: **Introducing 3210- 200 Lougheed Drive. This beautifully updated 2-bedroom, 2-bathroom condo offers the perfect blend of style, comfort, and convenience. Nestled on the quiet south side of Building 3, this unit location overlooks the park and playground - ideal for relaxing after a long day. Inside, you'll find a home that's been extensively renovated with modern finishes. Enjoy the warmth of durable laminate flooring throughout, complemented by neutral paint tones and bright new LED lighting. The kitchen shines with sleek stainless steel appliances (just one year old!), while the laundry room is equipped with front-loading washer and dryer for added convenience. As a resident, you'll also enjoy access to exceptional amenities, including an on-site gym, saunas, and a versatile amenity room - all included in the condo fees. Plus, the underground parking ensures your vehicle stays warm and secure year-round. Don't miss this opportunity to live in a quiet, park-side setting with everything you need just steps from your door. Call today to schedule your viewing!**

Inclusions: **Fridge, stove, dishwasher, washer, dryer**
Property Listed By: **RE/MAX Connect**

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





