



THE
A-TEAM

**RE/MAX
FIRST**

105 LOUITT Road #707, Fort McMurray T9K 2N5

MLS® #: **A2182942** Area: **Timberlea** Listing Date: **12/10/24** List Price: **\$239,888**
 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: **2004**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,345**
 Low Sqft:
 Ttl Sqft: **1,345**

DOM

11
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Level**
 Park Feat: **Front Drive,Garage Door Opener,Insulated,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Private Sewer**
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**
 Flooring: **Vinyl**
 Water Source: **Private**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer**
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Laminate Counters,No Smoking Home,Pantry,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 5`2"
4pc Ensuite bath	Upper	8`8" x 9`2"
Bedroom - Primary	Upper	11`5" x 13`4"
Bedroom	Basement	11`3" x 16`5"

Room	Level	Dimensions
4pc Ensuite bath	Upper	4`11" x 8`10"
Bedroom	Upper	11`5" x 11`0"
3pc Bathroom	Basement	5`6" x 8`2"

Legal/Tax/Financial

Condo Fee:
\$480

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0423844**

Remarks

Pub Rmks: **FULLY FINISHED 3 BEDROOM 4 BATHROOM TOWN HOME WITH SEPARATE ENTRANCE, ATTACHED GARAGE, AND IN WALKING DISTANCE TO SCHOOLS, SITE AND TRANSIT BUS STOPS. This Beautiful townhouse is in the perfect location for those that want easy and quick access to all amenities and is offered at a great price. This home has seen upgrades in past few years of Luxury vinyl plank floors, carpet and kitchen appliances. This spacious home has over 1700 sq ft of living space and offers a large foyer that leads to your main level featuring a large great room with built in gas fireplace that perfectly divides the kitchen and great room area but still feels open and airy. The kitchen is spacious and has tons of bright white cabinetry, loads of countertop space, back splash, stainless appliances, and a built-in desk area. The dining room is oversized with lots of room for a large family dining table and has sliding garden doors that lead to your exterior balcony and BBQ deck. The main floor is complete with a 2-pc powder room. The upper level offers 2 Primary bedrooms both with full ensuites, one features a walk-in closet. This level also has your upper-level laundry room, and oversized linen closet. The fully developed lower level has your 3rd bedroom and a full bathroom. As well as you have a separate entrance from this living area, along with direct access to your attached garage. This townhome is an excellent opportunity for investors to rent to commuters as all bedrooms have attached full bathrooms. Or live upstairs and rent the lower level out for additional mortgage help. Added features are IMMEDIATE POSSESSION ON THIS MOVE IN READY PROPERTY, and large windows throughout making this home bright, and you have central vacuum. Call today for your personal tour.**

Inclusions:
Property Listed By: **Fridge, stove, dishwasher, washer, dryer, window coverings, central vacuum
COLDWELL BANKER UNITED**

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









