



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 LOUTIT Road #402, Fort McMurray T9K 0A2**

MLS®#: **A2183614**      Area: **Timberlea**      Listing Date: **12/15/24**      List Price: **\$229,900**  
 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: **2007**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **See Remarks**  
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,573**  
 Low Sqft:  
 Ttl Sqft: **1,573**

DOM

**6**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Floor Furnace,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **See Remarks**  
 Flooring: **Linoleum,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`3" x 5`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`9" x 14`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 8`7"</b>
<b>Great Room</b>	<b>Main</b>	<b>16`4" x 16`6"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 8`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 10`8"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`1" x 9`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 12`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$642**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0726143**

Remarks

Pub Rmks: **FANTASTIC RENOVATED TOWNHOME IN THE HEART OF LAKEWOOD! This condo is PERFECT with 2 bedrooms each with their own bathrooms and 2nd floor laundry! As you enter the property you will see vinyl plank flooring, and freshly painted in neutral colors throughout. The main floor features a power room for guests, and a fireplace in the living room is PERFECT to cozy up to on those wintery days! For the chef of the family enjoy a HUGE Kitchen with lots of countertops and cabinetry for storage. The patio doors off the dining lead to a deck where you can BBQ or enjoy your coffee! The walkout lower level has direct access to your single attached garage and a rough in for future bathroom, family room or bedroom, depending on your creative ideas! CALL TO VIEW TODAY! QUICK POSSESSION AVAILABLE FOR THOSE WHO NEED IT.**

Inclusions:  
Property Listed By: **fridge, stove, dishwasher, hood fan, washer/dryer  
RE/MAX FORT MCMURRAY**

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









