



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #1115, Fort McMurray T9K2W3

MLS® #: **A2183995**

Area: **Eagle Ridge**

Listing Date: **12/18/24**

List Price: **\$119,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
Year Built: **2006**

Finished Floor Area
Abv Sqft: **855**
Low Sqft:
Ttl Sqft: **855**

DOM

3
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

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**
Water Source:
Fnd/Bsmt:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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: **First Floor Unit.! North Side of the Bridge! Welcome to #1115 200 Lougheed Drive. This 855 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 ceramic tile flooring, formal dining area, granite countertops & plenty of cabinet and counter space.. Enjoy a cozy living room that features ceramic tile flooring, electric fireplace and a large sliding glass door the leads out to a main level balcony. Additional features include in suite laundry room. There are 2 bedrooms that include a spacious primary bedroom and a 4 piece ensuite bathroom. Enjoy 1 underground titled parking stall. Call now to schedule your private viewing!**

Inclusions: **None**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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



