



THE
A-TEAM

**RE/MAX
FIRST**

104 LOUITIT Road #103, Fort McMurray T9K 0A2

MLS® #: **A2184334**

Area: **Timberlea**

Listing Date: **01/07/25**

List Price: **\$245,000**

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**

Finished Floor Area

Abv Sqft: **1,524**

Low Sqft:

Ttl Sqft: **1,524**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

13

Layout

Beds: **2 (2)**

Baths: **3.5 (3 1)**

Style: **2 Storey Split**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Cul-De-Sac,Low Maintenance Landscape

Off Street,Parking Pad,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other,Private Entrance**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **Closet Organizers,Laminate Counters,Open Floorplan,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`6" x 18`8"	Kitchen	Main	13`4" x 12`9"
Dining Room	Main	10`6" x 7`6"	2pc Bathroom	Main	6`4" x 5`3"
Bedroom - Primary	Second	10`10" x 14`1"	Bedroom	Second	12`7" x 11`0"
4pc Ensuite bath	Second	5`0" x 8`7"	4pc Ensuite bath	Second	4`11" x 8`8"
Walk-In Closet	Second	5`3" x 9`11"	Game Room	Lower	11`5" x 16`5"

**3pc Bathroom
Furnace/Utility Room**

**Lower
Lower**

**5`10" x 8`5"
3`4" x 6`9"**

Storage

Lower

3`2" x 8`6"

Legal/Tax/Financial

Condo Fee:
\$642

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0726143**

Remarks

Pub Rmks: **Worry-free living in the thriving neighbourhood of Timberlea. Close to great schools, bus stops, shopping, entertainment, and a park right outside your door. This condo unit is in fantastic shape and showcases two primary suites on the top floor. The upstairs bedrooms are carpeted, and are complemented by a laundry area and large linen closet. The main living area has a contemporary feel, where the only separation of space is provided by the gas burning fireplace, centrally located between the large living room, dining room, and kitchen. A half bath completes this level. Downstairs, and still above grade, is your single car garage, and a den, that also has its own 3-piece bath and entrance. There is ample storage under the stairs. This unit is sold AS IS - WHERE IS. Immediate Possession also available. Contact your favourite realtor for a personal tour today!**

Inclusions:
Property Listed By: **N/A
People 1st Realty**

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







