



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 LOUTIT Road #103, Fort McMurray T9K 0A2**

MLS®#: **A2184334**

Area: **Timberlea**

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

List Price: **\$208,400**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$12k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Fort McMurray**

Year Built:

**2007**

Lot Information

Finished Floor Area

Abv Sqft:

**1,524**

Low Sqft:

Ttl Sqft:

**1,524**

Lot Sz Ar:

Lot Shape:

DOM

**144**

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

Room

**Living Room**

**Dining Room**

**Bedroom - Primary**

**4pc Ensuite bath**

**Walk-In Closet**

Level

**Main**

**Main**

**Second**

**Second**

**Second**

Dimensions

**16`6" x 18`8"**

**10`6" x 7`6"**

**10`10" x 14`1"**

**5`0" x 8`7"**

**5`3" x 9`11"**

Room

**Kitchen**

**2pc Bathroom**

**Bedroom**

**4pc Ensuite bath**

**Game Room**

Level

**Main**

**Main**

**Second**

**Second**

**Lower**

Dimensions

**13`4" x 12`9"**

**6`4" x 5`3"**

**12`7" x 11`0"**

**4`11" x 8`8"**

**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**









