



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #2203, Fort McMurray T9K 2W3

MLS® #: **A2189625**

Area: **Timberlea**

Listing Date: **01/22/25**

List Price: **\$149,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **861**
Low Sqft:
Ttl Sqft: **861**

DOM

48
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: **See Remarks**
Park Feat: **Common, Parkade, Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **See Remarks**
Int Feat: **Elevator, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	8`7" x 8`2"	Bedroom	Main	11`5" x 9`10"
4pc Bathroom	Main	5`0" x 8`2"	4pc Ensuite bath	Main	5`0" x 8`0"
Bedroom - Primary	Main	11`6" x 10`11"	Kitchen	Main	8`3" x 11`7"
Living Room	Main	20`10" x 12`3"	Dining Room	Main	10`11" x 8`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$569

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: 0621302

Remarks

Pub Rmks: **WOW! STUNNING Condo/Apt! DRESSED UP TO IMPRESS THE MOST DISCERNING OF BUYERS! This unit has been RENOVATED with a GORGEOUS Modern farmhouse meets industrial vibe! Everything has been given an update, including the kitchen, bathrooms, flooring, paint, trim, door hardware, toilets, mirrors, faucets and so much more! FALL IN LOVE with the kitchen boasting newer cabinets and countertops and all LED lighting throughout! The home also comes with newer appliances from the Brick! NO CARPET! Enjoy the maintenance free of the luxury vinyl plank flooring throughout. Decorated in modern cozy colors, this is the PERFECT place to call home! Snuggle on your couch reading a good book, watching a movie, or just hanging out around your corner gas fireplace. Bonus are in-suite laundry, elevator, your own private balcony, and the BEST part UNDERGROUND HEATED PARKING! Just Bring your cheque book and move right in!**

Inclusions: **all personal items**

Property Listed By: **RE/MAX Connect**

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





