



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #1410, Fort McMurray T9K2W3

MLS® #: **A2191928**

Area: **Timberlea**

Listing Date: **02/02/25**

List Price: **\$135,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$3k, 19-Feb**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

37
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Playground,Private Entrance**

Construction: **Concrete,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	8`1" x 8`2"
Dining Room	Main	11`8" x 10`5"
4pc Ensuite bath	Main	5`1" x 4`11"
Living Room	Main	9`9" x 14`10"
4pc Bathroom	Main	8`1" x 4`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	3`11" x 10`5"
Kitchen	Main	8`2" x 8`1"
Bedroom - Primary	Main	12`9" x 11`6"
Bedroom	Main	9`11" x 11`4"

Legal/Tax/Financial

Condo Fee:
\$569

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0621302**

Remarks

Pub Rmks: **Welcome to this TOP-floor 2-bedroom, 2-bathroom condo at 200 Lougheed Drive in Timberlea, offering privacy, stunning views, and no overhead noise. The open-concept layout features a bright living room, a modern kitchen with ample storage, and a spacious dining area, perfect for entertaining. Both bedrooms are generously sized, with the primary bedroom including a full ensuite bathroom, while the private balcony is ideal for enjoying Fort McMurray's skies. This unit comes with one titled underground parking stall and in-suite laundry for added convenience. Residents enjoy access to a gym, community room, and a nearby park with a playground and gazebo. Located in the heart of Timberlea, this condo is just minutes from shopping, schools, parks, and Eagle Ridge Commons with Landmark Cinema. With its prime location and desirable features, this unit is perfect for first-time buyers, downsizers, or investors seeking rental income. Condo fees cover heat, water, sewer, garbage, and building insurance, ensuring low-maintenance living. Don't miss this rare opportunity to own a top-floor condo in a secure, well-maintained building—schedule your viewing today!**

Inclusions: **Fridge, Stove, Microwave, Window Coverings, Washer/Dryer Stacked**
Property Listed By: **EXP REALTY**

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











