



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #1410, Fort McMurray T9K2W3

MLS® #: **A2191928**

Area: **Timberlea**

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

List Price: **\$133,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$2k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

846

Low Sqft:

Ttl Sqft:

846

DOM

76

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:

Baseboard

Heating:

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

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	8`1" x 8`2"	Foyer	Main	3`11" x 10`5"
Dining Room	Main	11`8" x 10`5"	Kitchen	Main	8`2" x 8`1"
4pc Ensuite bath	Main	5`1" x 4`11"	Bedroom - Primary	Main	12`9" x 11`6"
Living Room	Main	9`9" x 14`10"	Bedroom	Main	9`11" x 11`4"
4pc Bathroom	Main	8`1" x 4`9"			
Legal/Tax/Financial					
Condo Fee:		Title:		Zoning:	
\$569		Fee Simple		R3	
		Fee Freq:			
		Monthly			
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











