



THE
A-TEAM

**RE/MAX
FIRST**

101 LANGEVIN Road #14, Fort McMurray T9K 2N6

MLS® #: **A2199900**

Area: **Timberlea**

Listing Date: **03/13/25**

List Price: **\$229,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2002**

Lot Information

Lot Sz Ar: **1,000 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,310**
Low Sqft:
Ttl Sqft: **1,310**

DOM

59

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space

Driveway, Garage Faces Front, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction:
Vinyl Siding
Flooring:
Carpet
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **Closet Organizers, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$662		Title: Fee Simple Fee Freq: Monthly		Zoning: R3	
Legal Desc:	0224952		Remarks		
Pub Rmks:	2-Bedroom End-Unit Townhouse with Pond Views! Welcome to 14-101 Langevin. This updated 2-storey end-unit townhouse, is perfectly situated backing onto a pond offering privacy & quiet. Step inside to discover a bright and open-concept living space. The highlight of the main floor is the newer white kitchen, offering ample counter space for cooking + a panty, & upgraded black stainless steel appliances. Open layout flowing seamlessly into the dining and living area. Upstairs, you'll find two generously sized primary bedrooms, each offering their own 4 piece ensuite + closet space. Unfinished Basement offers Endless Potential for a den, home gym, or extra bedroom, + additional storage space. & laundry. This property offers an attached single garage for secure parking + storage. Enjoy the best of both worlds—low-maintenance living with a private backyard backing onto a pond! This home is perfect for first-time buyers, downsizers, or investors. Don't miss out—schedule your private viewing today!				
Inclusions: Property Listed By:	Window Coverings, Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Garage overhead opener. COLDWELL BANKER UNITED				

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





