



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: **\$219,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 03-Jun**

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

119

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>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

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: **Window Coverings, Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Garage overhead opener.**

Property Listed By: **COLDWELL BANKER UNITED**

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







