



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #2300, Fort McMurray T9K 2W3

MLS® #: **A2200488**

Area: **Timberlea**

Listing Date: **03/07/25**

List Price: **\$139,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 25-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: **824**
Low Sqft:
Ttl Sqft: **824**

DOM

125
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`8" x 12`7"
Dining Room	Main	8`2" x 11`7"
Bedroom	Main	11`5" x 9`10"
4pc Ensuite bath	Main	4`11" x 7`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`2" x 8`4"
4pc Bathroom	Main	4`11" x 7`11"
Bedroom - Primary	Main	11`5" x 10`3"

Legal/Tax/Financial

Condo Fee:
\$571

Title:
Fee Simple

Zoning:
R3

Legal Desc:	0621302	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to Lougheed Estates. Spacious 2 bed 2 bath unit in Timberlea. Corner unit with laminate flooring. Galley kitchen has lots of counter space and cupboard space. Dining area is open to kitchen and living room. Fireplace in living room with access to covered deck. Bedrooms are located on opposites side of living area giving everyone their privacy as well as their own bathroom. In suite laundry is also a great feature. This unit comes with 2 PARKING STALLS one underground heating parking (434) and one surface parking (247) Another great feature of this complex is access to a gym, saunas and showers. Also has a party room that you can also rent through the corporation. Close to bus stops, restaurants and shopping. Furniture is negotiable		
Inclusions:	N/ a		
Property Listed By:	3% REALTY FORT MCMURRAY		

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





