



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #4111, Fort McMurray T9K 2W3

MLS® #: **A2202779**

Area: **Timberlea**

Listing Date: **03/15/25**

List Price: **\$119,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,298**
Low Sqft:
Ttl Sqft: **1,298**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

16
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Access:

Lot Feat: **Close to Clubhouse**
Park Feat: **Single Garage Attached,Underground**

Parking

Ttl Park: **3**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **See Remarks**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Kitchen Island,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Second	0`0" x 0`0"
Living Room	Main	13`8" x 15`6"
Dining Room	Main	10`4" x 7`1"
Bedroom - Primary	Second	11`5" x 15`7"

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
Kitchen	Main	13`8" x 16`4"
Bedroom	Second	11`4" x 14`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$951

Fee Simple
Fee Freq:
Monthly

R3

Legal Desc: 0621302

Remarks

Pub Rmks: **WICKED BUY! Amazing value at a price that won't break the bank. No matter if you are looking to get out of the rental rat race or buy as an investment property, LOOK NO FURTHER, YOU FOUND IT! This beautiful spacious 2 bed, 2 bath condo/townhome is PERFECT for the savvy buyer. Spacious main floor is great for entertaining with an OPEN CONCEPT Floor plan, HUGE ISLAND in the Kitchen and a built in hutch and lots of cabinetry for storage. On the 2nd floor you will find 2 spacious bedrooms with 2 full bathrooms. The Primary bedroom is a delight with patio doors leading to a balcony deck to enjoy your morning coffee! The underground parking garage is private just drive right in! So many things to LOVE about this property. CALL NOW TO VIEW! IMMEDIATE POSSESSION AVAILABLE!**

Inclusions: fridge, stove, dishwasher, washer/dryer, all window blinds, garage remote

Property Listed By: RE/MAX Connect

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





