



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #2212, Fort McMurray T9K 2W3

MLS® #: **A2204229**

Area: **Eagle Ridge**

Listing Date: **03/23/25**

List Price: **\$128,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **840**
Low Sqft:
Ttl Sqft: **840**

DOM

8
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:

Stall,Titled,Underground

Utilities and Features

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

Construction: **Mixed**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`9"
Bedroom	Main	11`2" x 9`8"
Kitchen	Main	8`1" x 8`3"
Living Room	Main	17`3" x 12`3"

Room	Level	Dimensions
4pc Ensuite bath	Main	4`10" x 7`8"
Dining Room	Main	8`2" x 12`0"
Laundry	Main	8`3" x 7`11"
Bedroom - Primary	Main	11`4" x 10`3"

Legal/Tax/Financial

Condo Fee:
\$584

Title:
Fee Simple

Zoning:
R3

Fee Freq:
Monthly

Legal Desc: **0621302**

Remarks

Pub Rmks: **Welcome to 2212-200 Lougheed Drive: This 2 bed 2 bath second floor unit is updated, spacious and ready for immediate possession. With views of the greenery below, the balcony faces the west side of the building and comes with 2 parkins stalls - one underground and one above. The open floor plan consists of a large entry, bright living room, a great size dining room with updated flooring and a kitchen with light coloured cabinets, a fridge stove and dishwasher all included. The unit comes furnishes with in-suite laundry and one bedroom and one bathroom are found on each side of the floor plan with large closets and big windows for an abundance of natural light. This building is perfectly located close to bus routes, playgrounds and shopping, with a beautiful gym with new equipment for you to use in a building on its own next to the park - schedule a private tour today.**

Inclusions: **All furniture can stay, electric fireplace.**
Property Listed By: **The Agency North Central Alberta**

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







