



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 LOUGHEED Drive #1400, Fort McMurray T9K 2W3**

MLS® #: **A2217026**

Area: **Timberlea**

Listing Date: **05/01/25**

List Price: **\$129,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 25-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2006**

Lot Information

Finished Floor Area

Lot Sz Ar:

**699 sqft**

Lot Shape:

**699**

Abv Sqft:

**857**

Low Sqft:

Ttl Sqft:

**857**

DOM

**69**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**Apartment-Single  
Level Unit**

Parking

Ttl Park:

**1**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Driveway,Permit Required,Underground**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Hot Water**

Sewer: **Sewer**

Ext Feat: **Playground**

Construction:

**Other,Vinyl Siding**

Flooring:

**Carpet,Linoleum**

Water Source:

**Public**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Oven,Range,Range Hood,Washer/Dryer Stacked**

Int Feat:

**Laminate Counters,Open Floorplan**

Utilities:

**Cable Available,Electricity Available,Natural Gas Available,Phone Available**

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

**\$570**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**R3**

Legal Desc:

0621302

Remarks

Pub Rmks:

**This 4th floor Corner Unit features 2 bedrooms, 2 baths and 1 underground parking stall. Carpets were changed and unit painted within last couple years. Great Location close to bus route, shopping and more. Condo fees include common area maintenance / insurance for the complex / heat/hot-water) tenant pays electricity, cable/telephone/internet. Condo fee is \$569.20/mo**

Inclusions:

**FRIDGE STOVE DISHWASHER WASHER DRYER, GARAGE REMOTE**

Property Listed By:

**RE/MAX Connect**

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







