



THE
A-TEAM

**RE/MAX
FIRST**

200 LOUGHEED Drive #3111, Fort McMurray T9K 2W3

MLS® #: **A2220293**

Area: **Timberlea**

Listing Date: **05/14/25**

List Price: **\$127,500**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Finished Floor Area

Abv Sqft:

846

Low Sqft:

Ttl Sqft:

846

Lot Sz Ar:

Lot Shape:

DOM

15

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:

Covered, Parkade, Stall, Titled, Underground

Utilities and Features

Roof:

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Concrete, Mixed, Vinyl Siding, Wood Frame

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings

Int Feat:

Recreation Facilities, Steam Room, Vinyl Windows

Utilities:

Room Information

Room

Kitchen

Laundry

Bedroom

Bedroom - Primary

Level

Main

Main

Main

Main

Dimensions

8`5" x 8`0"

8`3" x 8`3"

9`10" x 11`5"

10`0" x 11`5"

Room

Dinette

4pc Bathroom

Living Room

4pc Ensuite bath

Level

Main

Main

Main

Main

Dimensions

11`9" x 13`6"

8`3" x 4`11"

12`2" x 20`4"

8`1" x 5`2"

Legal/Tax/Financial

Condo Fee:

\$571

Title:

Fee Simple

Zoning:

R3

Legal Desc: 0621302 Fee Freq: Monthly

Remarks

Pub Rmks: **Affordability and convenience meet in this well-designed 2-bedroom, 2-bathroom ground-floor condo located in Building 3 of the popular Loughheed Estates. This unit offers two titled parking stalls—one surface (#270) conveniently located just outside your patio door, and one underground (#61). Inside, you'll find a spacious entry with a coat closet, a large in-unit storage room, and laundry with a stackable washer and dryer. The kitchen features ample cabinet and counter space, and the adjacent dining area flows into a generous living room with a cozy electric fireplace, perfect for relaxing or entertaining. The first bedroom is near the main 4-piece bathroom, while the second bedroom offers its own private 4-piece ensuite and dual closets for extra storage. Step through the patio doors to a large deck overlooking the building's greenspace, ideal for pets or children. Residents enjoy access to a fully equipped gym, two saunas, and a rentable event room. Condo fees of \$570.63 include gas, water, garbage removal, professional management, and common area maintenance.**

Inclusions: **Fridge, stove, OTR microwave, dishwasher (as is), freezer, 2 keys for unit, 2 fobs, one garage door opener, one visitor pass, 1 mail key.**

Property Listed By: **COLDWELL BANKER UNITED**

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







