



THE
A-TEAM

**RE/MAX
FIRST**

105 LOUTIT Road #801, Fort McMurray T9K2N5

MLS® #: **A2223116**

Area: **Timberlea**

Listing Date: **05/21/25**

List Price: **\$219,900**

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: **2004**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,549**
Low Sqft:
Ttl Sqft: **1,549**

DOM

1

Layout

Beds: **2 (2)**
Baths: **3.5 (3 1)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Landscaped

Front Drive,Garage Door Opener,See Remarks,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,High Ceilings,Open Floorplan,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee:
\$480

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **R3**

Legal Desc: **0423414**

Remarks

Pub Rmks:	801-105 LOUITT ROAD! End Unit townhome in Timberlea with single attached garage and front parking concrete driveway; which is located very close to shopping, Timberlea water spray park, walking & bike paths and Bus stops! This end unit townhome also back's onto a large greenspace area before Confed Blvd giving you a nice buffer and with no neighbors behind gives you some added privacy. Inside you have development at grade basement with 3pc Bathroom, large family/rec room and storage and access to the garage & separate entrance. Up to the main floor you have an open concept floor plan with 3 way sided gas fireplace and laminate flooring & large windows & pantry storage. Kitchen features white cabinets, lots of cupboard and counter working space and separate dinning area with patio doors to the rear deck + main floor also has a 1/2 bath. Upper floor features the laundry room and 2 large bedrooms with both featuring their own ensuite's. Need a third Bedroom? You can use the at grade basement family room area as a third bedroom and it has its own bathroom & separate entrance as well! Central A/C included in this unit as well! So this floor plans gives you that flexibility if needed! Call today to view ready for quick possession!
Inclusions:	FRIDGE (AS-IS), STOVE, DISHWASHER, WASHER, DRYER, WINDOW BLINDS, 1 GARAGE DOOR REMOTE, CENTRAL A/C, CENTRAL VAC UNIT (AS-IS), DEEP FREEZE IN GARAGE
Property Listed By:	COLDWELL BANKER UNITED

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





