



THE
A-TEAM

**RE/MAX
FIRST**

104 LOUTIT Road #402, Fort McMurray T9K0A2

MLS® #: **A2226567**

Area: **Timberlea**

Listing Date: **06/06/25**

List Price: **\$224,000**

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:

2007

Lot Information

Lot Sz Ar:

1,812 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,732

Low Sqft:

Ttl Sqft:

1,732

DOM

44

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

See Remarks

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

See Remarks

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Open Floorplan

Utilities:

Room Information

Room

2pc Bathroom

4pc Ensuite bath

Bedroom - Primary

Dining Room

Level

Second

Third

Third

Second

Dimensions

0`0" x 0`0"

0`0" x 0`0"

10`9" x 14`0"

10`0" x 8`7"

Room

4pc Bathroom

Bedroom

Eat in Kitchen

Living Room

Level

Third

Third

Second

Second

Dimensions

0`0" x 0`0"

12`5" x 10`8"

13`3" x 12`8"

16`4" x 16`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$642

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc:

0726143

Remarks

Pub Rmks:

Renovated Townhome Condo in Timberlea features new laminate flooring, freshly painted walls in modern colors, gas fireplace, beautiful white kitchen which leads to an open concept floor plan and patio doors leading to your own private deck off dining. There is also powder room for guests. The upper floor features 2 generously sized bedrooms, 2 full bathrooms, and laundry. If you are looking for affordable property, come check this beauty out! Attached single garage has direct access to your partially developed basement with walk out entrance. Bonus Central Air, location is walkable to bus route, and all amenities, and a hop skip and jump to schools, Eagle Ridge shopping, Landmark theatre and so much more! CALL today to view.

Inclusions:

FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

Property Listed By:

RE/MAX Connect

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







