

# \$124,900 - 2108, 200 Lougheed Drive, Fort McMurray

MLS® #A2174268

**\$124,900**

2 Bedroom, 2.00 Bathroom, 856 sqft  
Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Welcome to Lougheed Estates. Quick possession available. As a commuter or investor, this 2 bed, 2 bathroom unit is the ideal fit for paying down a mortgage. Rather than pay rent you can own this unit for less. Ground floor unit with balcony facing the gym and the park.. Underground heated parking comes in handy with the northern elements. . Spacious living area with electric fireplace. Dining area with galley kitchen that has loads of counter and cupboard space. . Sliding mirror doors in both bedrooms giving ample space for all your clothing while providing additional storage. Primary bedroom has an ensuite bath giving you the privacy you need if you decide to rent out the other bedroom. An additional 4 piece bath makes for a great set up. Love that this unit has all vinyl floors and no carpets. In suite laundry with storage for your bike or spare tires. Large grassy area with park and gazebo making it great for family gatherings. Loads of room to kick around a soccer ball. Family friendly complex. Lougheed Estates also offers a fitness facility along with a sauna and showers. You can also book the community hall for all your parties. Call today to view.

Built in 2006

## Essential Information

MLS® #	A2174268
Price	\$124,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	2108, 200 Lougheed Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W3

### **Amenities**

Amenities	Clubhouse, Elevator(s), Fitness Center, Park, Party Room, Visitor Parking
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Open Floorplan, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Lighting, Playground
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed            October 21st, 2024

Days on Market      167

Zoning                 R3

## **Listing Details**

Listing Office         3% REALTY FORT MCMURRAY

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