# \$229,900 - 14, 101 Langevin Road, Fort McMurray

MLS® #A2199900

#### \$229,900

2 Bedroom, 3.00 Bathroom, 1,310 sqft Residential on 0.02 Acres

Timberlea, Fort McMurray, Alberta

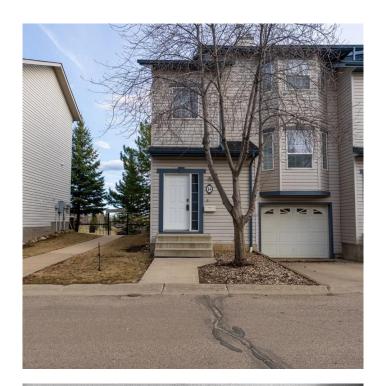
2-Bedroom End-Unit Townhouse with Pond Views! Welcome to 14-101 Langevin. This updated 2-storey end-unit townhouse, is perfectly situated backing onto a pond offering privacy & quiet. Step inside to discover a bright and open-concept living space. The highlight of the main floor is the newer white kitchen, offering ample counter space for cooking + a panty, & upgraded black stainless steel appliances. Open layout flowing seamlessly into the dining and living area. Upstairs, you'II find two generously sized primary bedrooms, each offering their own 4 piece ensuite + closet space. Unfinished Basement offers Endless Potential for a den, home gym, or extra bedroom, + additional storage space. & laundry. This property offers an attached single garage for secure parking + storage. Enjoy the best of both worldsâ€"low-maintenance living with a private backyard backing onto a pond! This home is perfect for first-time buyers, downsizers, or investors. Don't miss outâ€"schedule your private viewing today!

Built in 2002

#### **Essential Information**

MLS® # A2199900 Price \$229,900

Bedrooms 2
Bathrooms 3.00







Full Baths 2 Half Baths 1

Square Footage 1,310 Acres 0.02 Year Built 2002

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 14, 101 Langevin Road

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2N6

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Driveway, Garage Faces Front, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Closet Organizers, Walk-In Closet(s)

Appliances See Remarks

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

nas basement i tes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Balcony

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 13th, 2025

Days on Market 66 Zoning R3

### **Listing Details**

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.