

# \$139,000 - 2300, 200 Lougheed Drive, Fort McMurray

MLS® #A2200488

**\$139,000**

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Welcome to Lougheed Estates. Spacious 2 bed 2 bath unit in Timberlea. Corner unit with laminate flooring. Galley kitchen has lots of counter space and cupboard space. Dining area is open to kitchen and living room. Fireplace in living room with access to covered deck. Bedrooms are located on opposites side of living area giving everyone their privacy as well as their own bathroom. In suite laundry is also a great feature. This unit comes with 2 PARKING STALLS one underground heating parking (434) and one surface parking (247) Another great feature of this complex is access to a gym, saunas and showers. Also has a party room that you can also rent through the corporation. Close to bus stops, restaurants and shopping. Furniture is negotiable

Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200488    |
| Price          | \$139,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 824         |
| Acres          | 0.00        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2300, 200 Lougheed Drive |
| Subdivision | Timberlea                |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9K 2W3                  |

## Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Gazebo, Parking, Park, Party Room, Visitor Parking |
| Parking Spaces | 2                                                                               |
| Parking        | Parkade, Stall                                                                  |

## Interior

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

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony                                      |
| Construction      | Vinyl Siding, Wood Frame, Cement Fiber Board |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 70              |
| Zoning         | R3              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | 3% REALTY FORT MCMURRAY |
|----------------|-------------------------|

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