

# \$133,000 - 1410, 200 Lougheed Drive, Fort McMurray

MLS® #A2191928

**\$133,000**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

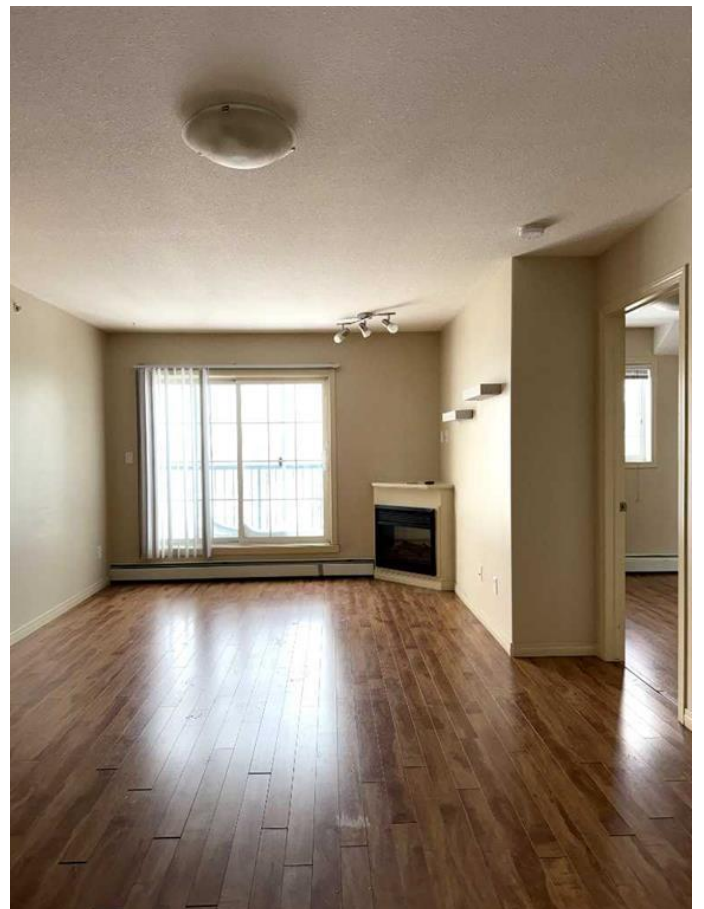
Welcome to this TOP-floor 2-bedroom, 2-bathroom condo at 200 Lougheed Drive in Timberlea, offering privacy, stunning views, and no overhead noise. The open-concept layout features a bright living room, a modern kitchen with ample storage, and a spacious dining area, perfect for entertaining. Both bedrooms are generously sized, with the primary bedroom including a full ensuite bathroom, while the private balcony is ideal for enjoying Fort McMurray's skies. This unit comes with one titled underground parking stall and in-suite laundry for added convenience. Residents enjoy access to a gym, community room, and a nearby park with a playground and gazebo. Located in the heart of Timberlea, this condo is just minutes from shopping, schools, parks, and Eagle Ridge Commons with Landmark Cinema. With its prime location and desirable features, this unit is perfect for first-time buyers, downsizers, or investors seeking rental income. Condo fees cover heat, water, sewer, garbage, and building insurance, ensuring low-maintenance living. Don't miss this rare opportunity to own a top-floor condo in a secure, well-maintained building—schedule your viewing today!

Built in 2006

## Essential Information

MLS® #

A2191928



Price	\$133,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	1410, 200 Lougheed Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2W3

### **Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking, Fitness Center, Playground, Park, Trash
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Private Entrance, Playground
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Construction Concrete, Wood Frame

### **Additional Information**

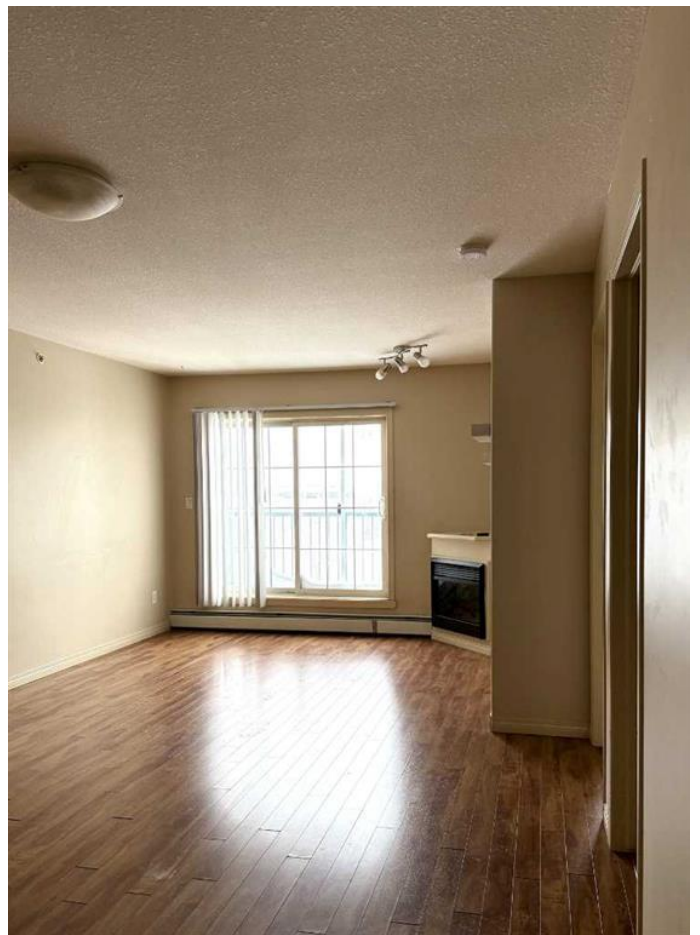
Date Listed February 2nd, 2025

Days on Market 80

Zoning R3

### **Listing Details**

Listing Office EXP REALTY



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