

# \$249,900 - 14, 101 Langevin Road, Fort McMurray

MLS® #A2199900

## \$249,900

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, youâ€™ll 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. Donâ€™t miss outâ€™ schedule your private viewing today!

Built in 2002

## Essential Information

MLS® #	A2199900
Price	\$249,900
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
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	41
Zoning	R3

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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