

# \$127,500 - 3111, 200 Lougheed Drive, Fort McMurray

MLS® #A2220293

**\$127,500**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

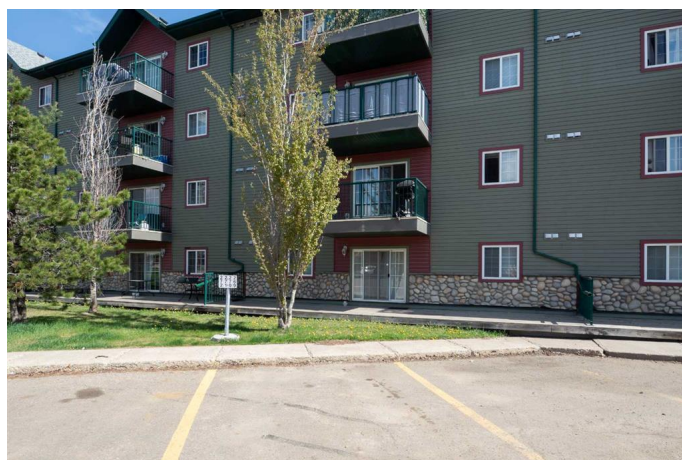
Affordability and convenience meet in this well-designed 2-bedroom, 2-bathroom ground-floor condo located in Building 3 of the popular Lougheed Estates. This unit offers two titled parking stalls—one surface (#270) conveniently located just outside your patio door, and one underground (#61). Inside, you'll find a spacious entry with a coat closet, a large in-unit storage room, and laundry with a stackable washer and dryer. The kitchen features ample cabinet and counter space, and the adjacent dining area flows into a generous living room with a cozy electric fireplace, perfect for relaxing or entertaining. The first bedroom is near the main 4-piece bathroom, while the second bedroom offers its own private 4-piece ensuite and dual closets for extra storage. Step through the patio doors to a large deck overlooking the building's greenspace, ideal for pets or children. Residents enjoy access to a fully equipped gym, two saunas, and a rentable event room. Condo fees of \$570.63 include gas, water, garbage removal, professional management, and common area maintenance.

Built in 2006

## Essential Information

MLS® # A2220293

Price \$127,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3111, 200 Loughheed Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W3

### **Amenities**

Amenities	Elevator(s), Fitness Center, Gazebo, Party Room
Parking Spaces	2
Parking	Parkade, Stall, Titled, Underground, Covered

### **Interior**

Interior Features	Vinyl Windows, Recreation Facilities, Steam Room
Appliances	Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
# of Stories	4

### **Exterior**

Exterior Features	Other
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	7
Zoning	R3

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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