

# \$135,000 - 3309, 200 Lougheed Drive, Fort McMurray

MLS® #A2267102

## \$135,000

2 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

TURNKEY LIVING! Just bring your suitcase and move right in! This wonderful 2 bedroom, 2 bath condo is spacious and features a open concept main living space with electric fireplace, balcony overlooking the play park & recreational center. There is lots to love about this unit especially the convenience of an elevator, ensuite laundry and the privacy of a 3rd floor unit. If you are looking for affordable living at a price that won't break the bank, then call today and START Packing!

Built in 2006

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267102          |
| Price          | \$135,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 860               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3309, 200 Lougheed Drive |
| Subdivision | Timberlea                |



|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 2W3       |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Playground, Trash, Visitor Parking |
| Parking Spaces | 1                                                        |
| Parking        | Parkade                                                  |

### Interior

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

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Playground      |
| Lot Description   | Landscaped      |
| Roof              | Asphalt         |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 8                  |
| Zoning         | R3                 |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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