

# \$220,500 - 103, 104 Loutit Road, Fort McMurray

MLS® #A2184334

## \$220,500

2 Bedroom, 4.00 Bathroom, 1,525 sqft  
Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Worry-free living in the thriving neighbourhood of Timberlea. Close to great schools, bus stops, shopping, entertainment, and a park right outside your door. This condo unit is in fantastic shape and showcases two primary suites on the top floor. The upstairs bedrooms are carpeted, and are complemented by a laundry area and large linen closet. The main living area has a contemporary feel, where the only separation of space is provided by the gas burning fireplace, centrally located between the large living room, dining room, and kitchen. A half bath completes this level. Downstairs, and still above grade, is your single car garage, and a den, that also has its own 3-piece bath and entrance. There is ample storage under the stairs. This unit is sold AS IS - WHERE IS. Immediate Possession also available. Contact your favourite realtor for a personal tour today!

Built in 2007

### Essential Information

MLS® #	A2184334
Price	\$220,500
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,525
Acres	0.00



Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey Split
Status	Active

### **Community Information**

Address	103, 104 Loutit Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0A2

### **Amenities**

Amenities	Visitor Parking, Parking, Playground, Park, Snow Removal
Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Open Floorplan, See Remarks, Walk-In Closet(s), Closet Organizers, Laminate Counters
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Private Entrance, Other
Lot Description	Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	103
Zoning	R3

### **Listing Details**

Listing Office	People 1st Realty
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