

\$234,900 - 4103, 200 Lougheed Drive, Fort McMurray

MLS® #A2174669

\$234,900

2 Bedroom, 2.00 Bathroom, 1,205 sqft
Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

4103 200 Lougheed Drive

Welcome to 4103 200 Lougheed Drive, this renovated townhome offers an impressive luxurious living space, featuring 2 spacious bedrooms and 2 bathrooms, complemented by a underground garage.

This residence combines style with practicality, making it the perfect home. The main floor showcases a custom designed kitchen with lots of cabinets, a big island that sits 4, luxury Quartz countertops and a custom deigned backsplash, new upgraded appliances, with a door that leads to a balcony to enjoy your summer BBQâ€™s that feature a gas line. You will be captivated by the 9-foot ceilings that create a bright, airy atmosphere throughout the home. The fully upgraded interior includes elegant quartz countertops and a custom designed cabinets with pull out drawers, a large island that sits 4 and a coffee bar. This home boasts an open floor plan, new LVP throughout the home, freshly painted through out, a spacious living room and a dining area ensuring a sophisticated ambiance. The second floor boasts 2 bedrooms 2 bathrooms with garden doors in the primary bedroom leading to a patio to enjoy your morning coffee. The spacious living room that flows effortlessly to dining area & Kitchen to provide comfort and relaxation! The laundry room, complete with ample storage and a sink, adds to the functionality of this incredible home. Enjoy your underground garage for those frosty winter months. There is



also a large parking stall in front of the home
Situated close to all amenities, this townhouse
offers not only luxury and comfort but also
unbeatable convenience. Do not miss the
opportunity to make this stunning property
your forever home! Schedule a viewing today!

Built in 2006

Essential Information

MLS® #	A2174669
Price	\$234,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,205
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4103, 200 Lougheed Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W3

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Central Vacuum
Appliances	Dishwasher, Microwave, Stove(s), Washer/Dryer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2024
Days on Market	181
Zoning	R3

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.