



**GRASSROOTS**  
REALTY GROUP

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1400, 200 Lougheed Drive  
Fort McMurray, Alberta

MLS # A2217026



**\$129,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Permit Required, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Hot Water	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 570
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** FRIDGE STOVE DISHWASHER WASHER DRYER, GARAGE REMOTE

This 4th floor Corner Unit features 2 bedrooms, 2 baths and 1 underground parking stall. Carpets were changed and unit painted within last couple years. Great Location close to bus route, shopping and more. Condo fees include common area maintenance / insurance for the complex / heat/hot-water) tenant pays electricity, cable/telephone/internet. Condo fee is \$569.20/mo