



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5107, 200 Lougheed Drive  
Fort McMurray, Alberta**

**MLS # A2274628**



**\$119,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Other
<b>Exterior:</b>	Brick, Mixed, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, Kitchen Island, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 951
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** n/a as is where is on possession

Welcome to the townhouse that gets it. This Timberlea home is here to make life easier, not louder. With 1311.50 square feet, two bedrooms, and two bathrooms, it is the right size for a working couple or small family who want space to breathe without a giant to do list. The open floor plan is where life happens. The kitchen has loads of space and a large island that pulls double duty. Eat here. Work here. Talk about your day here. The dining area sits right between the kitchen and living room, so no one feels left out. The living room stays open and connected, perfect for movie nights, lazy Sundays, or hosting friends without yelling across walls. The primary bedroom is a real win. It opens onto its own private balcony, which means morning air and quiet moments without leaving your room. The three piece ensuite keeps things simple and smart. No wasted space. No drama. Just what you need. The second bedroom works great for a kid, guests, or that home office you swear you will keep tidy. The main bathroom has a bathtub because life is better when baths are an option. Out back, there is patio space ready for summer dinners, plants, or a place to sit and do nothing at all. Low effort. High enjoyment. The heated garage is single car and includes laundry. Your car stays warm. Your laundry stays easy. Winter does not win here. And there is above ground parking spot. Location is a big deal and this one checks the boxes. Close to great schools, parks, shopping, and transportation. Less driving. More living. That is the goal. This home solves real problems. Not enough space. Too much upkeep. Feeling disconnected from daily life. It brings things back to simple, comfortable, and doable. It is practical with personality and calm with a side of fun. Check out the detailed floor plans where you can see every sink and shower in the home as well as the 360 tour.

Are you ready to say yes to this address? Condo fees are \$950.89 per month and cover Common area, heat, garbage, water.