



**3209, 200 Lougheed Drive  
Fort McMurray, Alberta**

**MLS # A2286745**



**\$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>	856 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 556
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to Lougheed Estates. Spacious 2nd floor, 2 bed, 2 bath unit in Timberlea. Galley kitchen has lots of counter space and cupboard space. Dining area is open to kitchen and living room. Fireplace in living room with access to covered deck. Back deck faces the park. Bedrooms are located on opposite sides of living area giving everyone their privacy as well as their own bathroom. In suite laundry is also a great feature. This unit comes with 1 underground heating parking. Another great feature of this complex is access to a gym, saunas and showers. Also has a party room that you can also rent through the corporation. Close to bus stops, restaurants and shopping. Tenant occupied, 24hr notice required.