1410, 200 Lougheed Drive
Fort McMurray, Alberta

MLS # A2288363

$138,000

Division:	Timberlea
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	846 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 556
Basement:	-	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	R3
Foundation:	-	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	NA

Welcome to this TOP-floor 2-bedroom, 2-bathroom condo at 200 Lougheed Drive in Timberlea, offering privacy, stunning views, and no overhead noise. The open-concept layout features a bright living room, a modern kitchen with ample storage, and a spacious dining area, perfect for entertaining. Both bedrooms are generously sized, with the primary bedroom including a full ensuite bathroom, while the private balcony is ideal for enjoying Fort McMurray’s skies. This unit comes with one titled underground parking stall and in-suite laundry for added convenience. Dishwasher installed in 2025. Residents enjoy access to a gym, community room, and a nearby park with a playground and gazebo. Located in the heart of Timberlea, this condo is just minutes from shopping, schools, parks, and Eagle Ridge Commons with Landmark Cinema. With its prime location and desirable features, this unit is perfect for first-time buyers, downsizers, or investors seeking rental income. Condo fees cover heat, water, sewer, garbage, and building insurance, ensuring low-maintenance living. Don’t miss this rare opportunity to own a top-floor condo in a secure, well-maintained building—schedule your viewing today!