



1208, 200 Lougheed Drive
Fort McMurray, Alberta

MLS # A2295818



\$119,000

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer

Looking for a balance of value and lifestyle. This 2 bedroom, 2 bathroom second floor condo in Building 1 of Lougheed Estates offers just that. It comes complete with one titled underground parking stall (#443) for added convenience. As you enter, you're greeted by a roomy foyer with a coat closet, along with a large in-suite storage space and laundry area featuring a stackable washer and dryer. The kitchen is functional and spacious, offering plenty of cabinetry and prep space, and opens into the dining area and a comfortable living room with an electric fireplace, creating a warm and inviting space to unwind or host guests. The layout offers great separation between bedrooms. The first bedroom is located near the main 4 piece bathroom, while the second bedroom includes its own private 4 piece ensuite and dual closets. Step out onto the generous south facing balcony; a great spot for enjoying fresh air, whether you have kids, pets, or just want a peaceful view. Residents of Lougheed Estates enjoy access to amenities including a fitness centre, two saunas, a playground, and a rentable gathering room. Condo fees of \$555.90 cover gas, water, garbage, professional management, and common area upkeep.