



**1400, 200 Lougheed Drive  
Fort McMurray, Alberta**

**MLS # A2296909**



**\$124,999**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	2006 (20 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>	\$ 556
<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, window blinds, 1 garage remote, 1 fob

Welcome to 1400 - 200 Lougheed Drive. This fantastic 4th-floor corner unit offers an excellent opportunity for savvy buyers seeking value and convenience. Featuring 2 spacious bedrooms and 2 full bathrooms, the layout is both functional and appealing for tenants or owner-occupants alike. Recent updates include modern Laminate flooring and trendy neutral paint colors completed within the past few years giving the space that modern flare. The unit also includes 1 underground parking stall for added comfort and security. Ideally situated close to public transit, shopping, and essential amenities, this property offers strong rental appeal and everyday convenience. Condo fees of \$555.90/month cover heat, hot water, common area maintenance, and building insurance&mdash;helping simplify ownership and budgeting. Immediate possession is available. Don&rsquo;t miss this solid investment opportunity&mdash;schedule your viewing today!