



**808, 105 Loutit Road  
Fort McMurray, Alberta**

**MLS # A2299548**



**\$258,888**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings

Spacious Townhouse with just under 1700 sq ft of living space situated on a walk-out basement with 3 bedrooms, 4 bathrooms, each upper-level bedroom featuring full en-suites. Welcome to 808-105 Loutit Road, offering an attached garage and located in the heart of Timberlea, with quick access to site and city bus stops, shopping, parks, and more. Inside this bright and functional home, you have an open-concept living area with a large living room featuring a gas fireplace, then a bright white kitchen with loads of cabinets, a corner pantry, and an updated stainless-steel fridge. The kitchen overlooks your large dining room with garden doors that lead to your upper-level balcony and BBQ deck. This level is complete with a 2 pc powder room. The upper level offers 2 generous sized bedrooms, each with a full 4 pc ensuite suite. The Primary bedroom gives you a walk-in closet. The upper level is complete with a laundry room. The fully finished lower level offers mortgage helper potential with the separate entrance, full bathroom, and bedroom. This space can also be used as your lower-level family room. In addition on this lower level, you have direct access to your attached garage. Other bonuses include central a/c, central vacuum, and a well-managed condo complex that has reasonable condo fees that include water, sewer, garbage pickup, exterior building insurance, and exterior maintenance. Call today for your personal tour.