



**GRASSROOTS**  
REALTY GROUP

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103, 104 Loutit Road  
Fort McMurray, Alberta

MLS # A2184334



**\$202,860**

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	2 Storey Split		
Size:	1,525 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 642
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Worry-free living in the thriving neighbourhood of Timberlea. Close to great schools, bus stops, shopping, entertainment, and a park right outside your door. This condo unit is in fantastic shape and showcases two primary suites on the top floor. The upstairs bedrooms are carpeted, and are complemented by a laundry area and large linen closet. The main living area has a contemporary feel, where the only separation of space is provided by the gas burning fireplace, centrally located between the large living room, dining room, and kitchen. A half bath completes this level. Downstairs, and still above grade, is your single car garage, and a den, that also has its own 3-piece bath and entrance. There is ample storage under the stairs. This unit is sold AS IS - WHERE IS. Immediate Possession also available. Contact your favourite realtor for a personal tour today!