



**GRASSROOTS**  
REALTY GROUP

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**116 Lougheed Drive  
Fort McMurray, Alberta**

**MLS # A2200510**



**\$659,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Aggregate, Double Garage Attached, Front Drive, Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, See Remarks, Street Lighting		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, window, coverings, central AC, garage door, opener, in floor heat : in basement and garage, shed

116 Lougheed Dr- This beautiful modified by level is located on a large lot with a massive driveway, a double attached garage with in floor heating, providing lots of parking as well as side yard access (RV parking). Inside you will be greeted with a massive foyer leading to your open concept floor plan. The oversized living room features a gorgeous gas fireplace with stone surround, large windows, providing an abundance of natural lighting open to your dinette space that provides direct access to your fenced backyard, large deck, gazebo, and hot tub area. You're gorgeous kitchen has solid, wood cupboards, a corner pantry, a large island with built-in wine rack, upgraded appliances, and upgraded light fixtures, and loads of cupboard and countertop Space. The main floor also features an oversized bedroom with a four piece bathroom. The primary bedroom is providing seclusion as it is located above the garage. Your primary room is huge with two closets and a full five piece en suite with jetted tub and separate standup shower. The basement is fully developed offering a large rec room area with theatre space, a built-in bar area, in floor heating and two oversized bedroom bedrooms with a three-piece bathroom not to mention a large laundry and utility room with tons of storage. Your large backyard is fully landscaped, fully fenced and includes access from the front of the home and a hot tub and gazebo area. You are located in Timberlea across from an open green space, walking trails and biking trails, close to a public and Catholic schools, and your extended driveway gives you loads of parking. This home features lots of renovations throughout, the floor plan has been well thought out; no wasted space and is offering ample storage space. Call today for your private viewing.

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