



GRASSROOTS
REALTY GROUP

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**7112, 200 Lougheed Drive
Fort McMurray, Alberta**

MLS # A2202755



\$169,900

Division:	Eagle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached, Stall, Underground		
Lot Size:	-		
Lot Feat:	Level, Other		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 951
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Kitchen island and stools

Welcome to 7112-200 Lougheed Drive, an exceptionally charming and immaculately maintained townhome with condo fees that generously INCLUDE HEAT, GAS & WATER—almost unheard of in Fort McMurray! From the moment you step inside, you'll immediately feel at home, greeted by warmth, creativity, and unmatched pride of ownership. This lovingly maintained residence isn't just clean; it's "Newfie clean". Every inch of this home has been thoughtfully designed, reflecting the owner's exceptional craftsmanship and distinct decorative style. Her approach combines rustic charm with colorful accents, softened beautifully with soothing pastel tones throughout. It's truly a space where functionality meets artistry, and each carefully selected piece feels purposeful yet effortlessly beautiful. One of the home's standout features is the unique handcrafted flooring—crafted personally by the owner and skillfully sealed to perfection. This striking concrete flooring boasts a textured, painted finish that not only impresses aesthetically but also offers practical water-resistant durability. It's both stylish and easy to maintain, lending a professionally finished quality that seamlessly ties together the home's welcoming atmosphere. The open-concept main floor flows beautifully with natural light, showcasing a cozy yet spacious living room anchored by a charming corner fireplace. This inviting space effortlessly connects to the dining area and a wonderfully functional kitchen. Cooking and entertaining are a joy here, thanks to ample cabinetry, generous countertops, and unique island (included). Step directly onto your deck from the kitchen—an ideal spot to enjoy morning coffees or host summer barbecues with family and friends. Upstairs, relaxation awaits in two generously sized bedrooms, both thoughtfully designed with ample storage and

his-and-hers closets. The primary bedroom is a true retreat, complete with a private balcony perfect for quiet moments, and a full ensuite bathroom adding an extra touch of luxury. The second bedroom provides a space for family, guests, or even a home office. On the lower level, practicality meets convenience, offering a spacious laundry area and an impressive amount of storage. You'll appreciate the direct access to the extra-large single-car garage, ideal for Alberta winters and extra storage needs. Additional front parking ensures your guests always have a spot close by. Life at Loughheed Estates is not just comfortable; it's truly enjoyable, offering outstanding community amenities. Residents enjoy access to an onsite children's park, gazebo, fitness center, saunas, and a party/meeting room. The convenience continues within close proximity to bus stops, Extra Foods, Stoney Creek shopping village, trails, and parks. 7112-200 Loughheed Drive is a lovingly crafted sanctuary filled with personal touches that set it apart. Come experience this extraordinary property firsthand—it's ready for you to move in, make memories, and proudly call it your own.