

\$127,500 - 3111, 200 Lougheed Drive, Fort McMurray

MLS® #A2220293

\$127,500

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

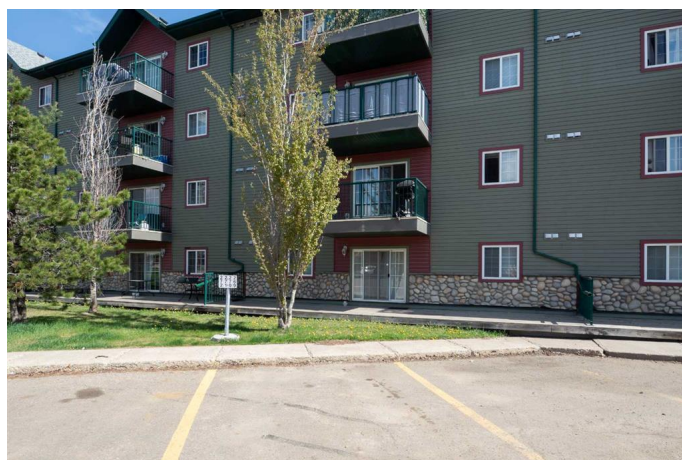
Affordability and convenience meet in this well-designed 2-bedroom, 2-bathroom ground-floor condo located in Building 3 of the popular Lougheed Estates. This unit offers two titled parking stalls—one surface (#270) conveniently located just outside your patio door, and one underground (#61). Inside, you'll find a spacious entry with a coat closet, a large in-unit storage room, and laundry with a stackable washer and dryer. The kitchen features ample cabinet and counter space, and the adjacent dining area flows into a generous living room with a cozy electric fireplace, perfect for relaxing or entertaining. The first bedroom is near the main 4-piece bathroom, while the second bedroom offers its own private 4-piece ensuite and dual closets for extra storage. Step through the patio doors to a large deck overlooking the building's greenspace, ideal for pets or children. Residents enjoy access to a fully equipped gym, two saunas, and a rentable event room. Condo fees of \$570.63 include gas, water, garbage removal, professional management, and common area maintenance.

Built in 2006

Essential Information

MLS® # A2220293

Price \$127,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3111, 200 Loughheed Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W3

Amenities

Amenities	Elevator(s), Fitness Center, Gazebo, Party Room
Parking Spaces	2
Parking	Parkade, Stall, Titled, Underground, Covered

Interior

Interior Features	Vinyl Windows, Recreation Facilities, Steam Room
Appliances	Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	Other
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame

Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	R3

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.