



GRASSROOTS
REALTY GROUP

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7108, 200 Lougheed Drive
Fort McMurray, Alberta

MLS # A2324923



\$144,900

Division:	Eagle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	Close to Clubhouse, No Neighbours Behind		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	Other
Exterior:	Vinyl Siding
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	\$ 951
LLD:	-
Zoning:	R3
Utilities:	-

Features: High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities

Inclusions: Existing Fridge, Stove, Dishwasher, Stackable washer and dryer all existing window coverings

Located in the heart of Eagle ridge is this fully developed town house condo which will be perfect for the first time home buyer, investor or someone who is downsizing. With 2 sets of parking on this property, it is so convenient. One parking stall above ground right by the front door, and one under ground for those chill winter days. Through the front door you are greeted by a good size entryway with coat closet. The main floor features a good size open concept living room with electric fire place, dinning room and kitchen, with island and loads of cupboard and countertop space. There is a broom closet located in the kitchen for additional storage. For a splash of colour red tile backsplash. Up stairs we have 2 over sized bedrooms and a 4-pc bathroom. The master bedroom had a 3-piece ensuite. Both bedrooms have 2 large closets for all the things. Downstairs we have the underground parking. Gotta love that for those winter months when you do not want to be clear snow off your car. Down on this lower level is loads of storage and laundry with stackable washer and dryer. The seller has Installed Ceramic tile in the laundry room area to add a touch of class. The backyard has a nice patio with Dura deck flooring, room for a patio set and a great place for entertaining family and friends. There is a natural gas line for your BBQ , so no more hauling propane tanks. The back yard patio is facing the recreation center so no one right behind you for lots of privacy. The rec center has a gym and sauna , get fit and than relax!!