

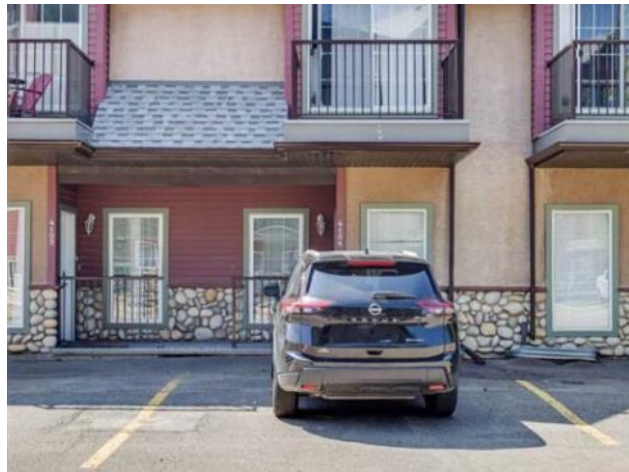


GRASSROOTS
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**4104, 200 Lougheed Drive
Fort McMurray, Alberta**

MLS # A2333359



\$155,000

Division:	Timberlea		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,161 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Single Garage Attached, Stall, Underground		
Lot Size:	-		
Lot Feat:	Back Yard, Level		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 951
Basement:	Other	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: Door key

Open concept living, spacious bedrooms, underground parking (plus a stall out front!), no carpet, STORAGE and centrally located in Timberlea - this townhome has it ALL. Welcome to 4104 200 Lougheed Estates, the perfect opportunity for investors, downsizers or those looking for the first place to call their own! The main floor of this home has high ceilings, large windows, fresh paint, new flooring and open concept living – all things to make this 1161 sq foot home feel spacious and inviting. The main floor is home to the living room with gas fireplace, the dining area and the kitchen complete with kitchen island and plenty of cabinets for storage. Upstairs is 2 OVERSIZED bedrooms each with dual closets. The primary bedroom has a full ensuite with shower and a private balcony perfect for a bit of solitude or gazing at the Northern Lights. Situated between the 2 bedrooms is the full bath with tub/shower combo. The lower level of this unit houses the washer and dryer, TONS of storage space and the heated garage that keeps your vehicle warm and dry during those Fort McMurray winters. The back patio oasis complete with raised garden planters is accessed off the kitchen and has a gas hook up for your summer BBQs. The condo complex has a gym & sauna, a party/meeting room (which could save you hundreds a year on your kids’ birthdays party venues), and a beautiful green space with gazebo. Located walking distance to shopping, restaurants, pubs, schools, parks, the movie theatre and bus routes this this turnkey townhome presents a unique opportunity to own over 1100 sq ft of home at this price! Reach out for a tour today!