

# \$224,000 - 402, 104 Loutit Road, Fort McMurray

MLS® #A2226567

## \$224,000

2 Bedroom, 3.00 Bathroom, 1,732 sqft

Residential on 0.04 Acres

Timberlea, Fort McMurray, Alberta

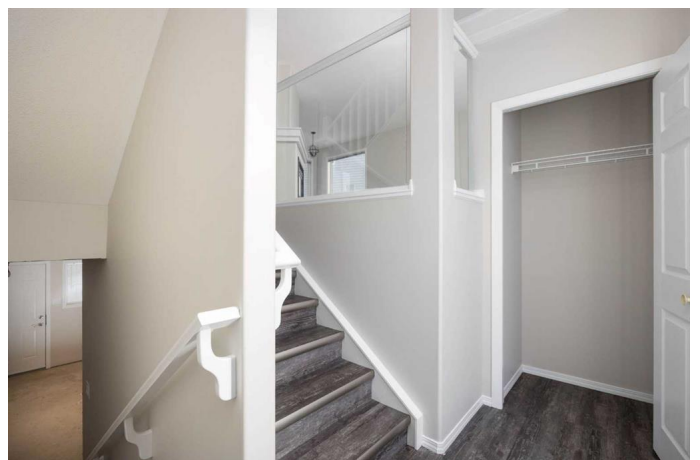
Renovated Townhome Condo in Timberlea features new laminate flooring, freshly painted walls in modern colors, gas fireplace, beautiful white kitchen which leads to an open concept floor plan and patio doors leading to your own private deck off dining. There is also powder room for guests. The upper floor features 2 generously sized bedrooms, 2 full bathrooms, and laundry. If you are looking for affordable property, come check this beauty out!

Attached single garage has direct access to your partially developed basement with walk out entrance. Bonus Central Air, location is walkable to bus route, and all amenities, and a hop skip and jump to schools, Eagle Ridge shopping, Landmark theatre and so much more! CALL today to view.

Built in 2007

## Essential Information

MLS® #	A2226567
Price	\$224,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,732
Acres	0.04
Year Built	2007
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	402, 104 Loutit Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0A2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full

### Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	4

Zoning R3

## Listing Details

Listing Office RE/MAX Connect

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.