

# \$149,900 - 2300, 200 Lougheed Drive, Fort McMurray

MLS® #A2200488

## \$149,900

2 Bedroom, 2.00 Bathroom, 824 sqft  
Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Welcome to Lougheed Estates. Spacious 2 bed 2 bath unit in Timberlea. Corner unit with laminate flooring. Galley kitchen has lots of counter space and cupboard space. Dining area is open to kitchen and living room. Fireplace in living room with access to covered deck. Bedrooms are located on opposite side of living area giving everyone their privacy as well as their own bathroom. In suite laundry is also a great feature. This unit comes with one underground heating parking (434) and one surface parking (247) Another great feature of this complex is access to a gym, saunas and showers. Also has a party room that you can also rent through the corporation. Close to bus stops, restaurants and shopping. Furniture is negotiable

Built in 2006

### Essential Information

MLS® #	A2200488
Price	\$149,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	824
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment



Style Single Level Unit  
Status Active

### Community Information

Address 2300, 200 Lougheed Drive  
Subdivision Timberlea  
City Fort McMurray  
County Wood Buffalo  
Province Alberta  
Postal Code T9K 2W3

### Amenities

Amenities Elevator(s), Fitness Center, Park, Parking, Party Room, Visitor Parking, Gazebo  
Parking Spaces 2  
Parking Parkade, Stall

### Interior

Interior Features Laminate Counters, Open Floorplan  
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer  
Heating Baseboard  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
# of Stories 4

### Exterior

Exterior Features Balcony  
Construction Cement Fiber Board, Vinyl Siding, Wood Frame

### Additional Information

Date Listed March 7th, 2025  
Days on Market 48  
Zoning R3

### Listing Details

Listing Office 3% REALTY FORT MCMURRAY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.