

**5109, 200 Lougheed Drive**  
**Fort McMurray, Alberta**
**MLS # A2275570**

**\$159,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 951
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** OPEN TO LEAVING SOME FURNITURE

Welcome to this beautifully renovated, move-in ready corner townhome located in the highly sought-after community of Timberlea. Thoughtfully updated from top to bottom, this unit showcases BRAND NEW vinyl plank flooring throughout, CUSTOM stairs with freshly painted risers, NEW trim and baseboards, and a clean, FRESHLY paint that gives the home a bright and polished feel. The home offers two large bedrooms, including a spacious primary suite complete with a private ensuite and its own balcony. The functional layout is ideal for both homeowners and investors, offering comfortable living spaces and excellent flow. The kitchen is equipped with appliances replaced in 2023, while everyday convenience is elevated with a brand-new washer and dryer installed in 2025. One of the standout features is the heated underground garage located directly beneath the unit, complete with additional storage—perfect for Fort McMurray winters. This Unit also features an above ground extra wide parking stall that has ample room for parking if needed. Condo fees provide outstanding value, covering heat, Gas, water, sewer, Garbage and insurance. Residents also enjoy access to an on-site gym and sauna, enhancing the low-maintenance lifestyle this property offers. As a desirable corner unit. Located close to shopping, schools, parks, and transit, this turnkey townhome presents an excellent opportunity to own a stylish, worry-free home in one of Timberlea’s most convenient locations. CALL TODAY FOR YOUR OWN PERSONAL SHOWING