

# \$219,900 - 801, 105 Loutit Road, Fort McMurray

MLS® #A2223116

**\$219,900**

2 Bedroom, 4.00 Bathroom, 1,549 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

801-105 LOUTIT ROAD! End Unit townhome in Timberlea with single attached garage and front parking concrete driveway; which is located very close to shopping, Timberlea water spray park, walking & bike paths and Bus stops! This end unit townhome also back's onto a large greenspace area before Confed Blvd giving you a nice buffer and with no neighbors behind gives you some added privacy. Inside you have development at grade basement with 3pc Bathroom, large family/rec room and storage and access to the garage & separate entrance. Up to the main floor you have an open concept floor plan with 3 way sided gas fireplace and laminate flooring & large windows & pantry storage. Kitchen features white cabinets, lots of cupboard and counter working space and separate dinning area with patio doors to the rear deck + main floor also has a 1/2 bath. Upper floor features the laundry room and 2 large bedrooms with both featuring their own ensuite's. Need a third Bedroom? You can use the at grade basement family room area as a third bedroom and it has its own bathroom & separate entrance as well! Central A/C included in this unit as well! So this floor plans gives you that flexibility if needed! Call today to view ready for quick possession!

Built in 2004

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2223116      |
| Price          | \$219,900     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,549         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 801, 105 Loutit Road |
| Subdivision | Timberlea            |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9K2N5               |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking                                 |
| Parking Spaces | 2                                                                    |
| Parking        | Front Drive, Garage Door Opener, See Remarks, Single Garage Attached |
| # of Garages   | 1                                                                    |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                       |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Double Sided, Gas, Living Room                                                                        |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 9              |
| Zoning         | R3             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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