



104 Loutit Road Fort McMurray Alberta

\$245,000

END-UNIT townhome located in the popular Lakewood Neighbourhood in Timberlea. Across from a playground and splash park with quick access to walking trails, and only walking distance from Fort McMurray's top Retail center, The Eagle Ridge Commons. Inside this home features an open-concept floorplan that fills with natural light from all the large windows. The main floor living room and adjacent dining area have been updated with hardwood flooring and are separated by a feature gas fireplace. The kitchen has no shortage of storage with an abundance of tasteful cabinetry and stainless steel appliances. The balcony is accessible from the dining area and over looks the park area where you can enjoy all-day sunshine and evening bbq's with the convenient natural gas line. Upstairs has two spacious bedrooms both with their own 4-piece ensuite. The primary bedroom also has a large walk-in closet. Laundry facilities are also conveniently located on the second level. The walkout basement is versatile as it can be used as a recreation room or 3rd bedroom with its own 4-piece bathroom and a separate entrance to outside. This space is perfect for a nanny, out-of-town visitors, a home business, or a roommate that is seeking some extra privacy. This home is ready for new owners as of August 1st and perfect for an investment property or purchase for first-time home buyers, folks wanting to downsize, or commuters. (id:6769)

4pc Bathroom 4.83 Ft x 8.42 Ft

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Bedroom 12.42 Ft x 10.83 Ft

Primary Bedroom 10.58 Ft x 13.92 Ft

Other 5.00 Ft x 9.67 Ft

3pc Bathroom 5.42 Ft x 8.33 Ft

Furnace 4.83 Ft x 7.17 Ft

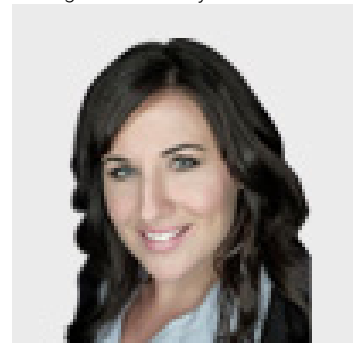
2pc Bathroom 6.08 Ft x 5.17 Ft

Dining room 9.92 Ft x 9.67 Ft

Kitchen 13.00 Ft x 12.33 Ft

Living room 16.17 Ft x 15.17 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

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