

# \$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	3
Zoning	R3

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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