

# \$659,900 - 116 Lougheed Drive, Fort McMurray

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MLS® #A2200510

**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.18 Acres

Timberlea, Fort McMurray, Alberta

116 Lougheed Dr- This beautiful modified by level is located on a large lot with a massive driveway, a double attached garage with in floor heating, providing lots of parking as well as side yard access (RV parking). Inside you will be greeted with a massive foyer leading to your open concept floor plan. The oversized living room features a gorgeous gas fireplace with stone surround, large windows, providing an abundance of natural lighting open to your dinette space that provides direct access to your fenced backyard, large deck, gazebo, and hot tub area. Youâ€™re gorgeous kitchen has solid, wood cupboards, a corner pantry, a large island with built-in wine rack, upgraded appliances, and upgraded light fixtures, and loads of cupboard and countertop Space. The main floor also features an oversized bedroom with a four piece bathroom. The primary bedroom is providing seclusion as it is located above the garage. Your primary room is huge with two closets and a full five piece en suite with jetted tub and separate standup shower. The basement is fully developed offering a large rec room area with theatre space, a built-in bar area, in floor heating and two oversized bedroom bedrooms with a three-piece bathroom not to mention a large laundry and utility room with tons of storage. Your large backyard is fully landscaped, fully fenced and includes access from the front of the home and a hot tub and gazebo area. You are located in Timberlea across from an open green space, walking trails and biking trails,



close to a public and Catholic schools, and your extended driveway gives you loads of parking. This home features lots of renovations throughout, the floor plan has been well thought out; no wasted space and is offering ample storage space. Call today for your private viewing.

Built in 2002

### **Essential Information**

MLS® #	A2200510
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,468
Acres	0.18
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	116 Lougheed Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2M3

### **Amenities**

Parking Spaces	5
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, Oversized, See Remarks, Aggregate
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Other
Lot Description	Back Yard, Landscaped, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	86
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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