

# \$169,900 - 7112, 200 Lougheed Drive, Fort McMurray

MLS® #A2202755

**\$169,900**

2 Bedroom, 2.00 Bathroom, 1,239 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 7112-200 Lougheed Drive, an exceptionally charming and immaculately maintained townhome with condo fees that generously INCLUDE HEAT, GAS & WATER—almost unheard of in Fort McMurray! From the moment you step inside, you'll immediately feel at home, greeted by warmth, creativity, and unmatched pride of ownership. This lovingly maintained residence isn't just clean; it's "Newfie clean".

Every inch of this home has been thoughtfully designed, reflecting the owner's exceptional craftsmanship and distinct decorative style. Her approach combines rustic charm with colorful accents, softened beautifully with soothing pastel tones throughout. It's truly a space where functionality meets artistry, and each carefully selected piece feels purposeful yet effortlessly beautiful.

One of the home's standout features is the unique handcrafted flooring—crafted personally by the owner and skillfully sealed to perfection. This striking concrete flooring boasts a textured, painted finish that not only impresses aesthetically but also offers practical water-resistant durability. It's both stylish and easy to maintain, lending a professionally finished quality that seamlessly ties together the home's welcoming atmosphere.

The open-concept main floor flows beautifully



with natural light, showcasing a cozy yet spacious living room anchored by a charming corner fireplace. This inviting space effortlessly connects to the dining area and a wonderfully functional kitchen. Cooking and entertaining are a joy here, thanks to ample cabinetry, generous countertops, and unique island (included). Step directly onto your deck from the kitchen—an ideal spot to enjoy morning coffees or host summer barbecues with family and friends.

Upstairs, relaxation awaits in two generously sized bedrooms, both thoughtfully designed with ample storage and his-and-hers closets. The primary bedroom is a true retreat, complete with a private balcony perfect for quiet moments, and a full ensuite bathroom adding an extra touch of luxury. The second bedroom provides a space for family, guests, or even a home office.

On the lower level, practicality meets convenience, offering a spacious laundry area and an impressive amount of storage. You'll appreciate the direct access to the extra-large single-car garage, ideal for Alberta winters and extra storage needs. Additional front parking ensures your guests always have a spot close by.

Life at Lougheed Estates is not just comfortable; it's truly enjoyable, offering outstanding community amenities. Residents enjoy access to an onsite children's park, gazebo, fitness center, saunas, and a party/meeting room. The convenience continues within close proximity to bus stops, Extra Foods, Stoney Creek shopping village, trails, and parks.

7112-200 Lougheed Drive is a lovingly crafted sanctuary filled with personal touches that set it apart. Come experience this extraordinary

property firsthandâ€™itâ€™s ready for you to move in, make memories, and proudly call it your own.

Built in 2006

### Essential Information

MLS® #	A2202755
Price	\$169,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,239
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7112, 200 Lougheed Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2W3

### Amenities

Amenities	Clubhouse, Fitness Center, Gazebo, Party Room, Playground, Recreation Room, Secured Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached, Stall, Underground
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

	Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Unfinished, See Remarks

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Level, Other
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	36
Zoning	R3

### **Listing Details**

Listing Office	People 1st Realty
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