

# \$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 Loughheed 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 Loughheed 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      | Playground, Secured Parking, Trash, Visitor Parking, Clubhouse, Fitness Center, Gazebo, Party Room, Recreation Room |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached, Underground, Stall  |
| # 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 | 118              |
| Zoning         | R3               |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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