

# \$229,900 - 14, 101 Langevin Road, Fort McMurray

MLS® #A2199900

## \$229,900

2 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.02 Acres

Timberlea, Fort McMurray, Alberta

2-Bedroom End-Unit Townhouse with Pond Views! Welcome to 14-101 Langevin. This updated 2-storey end-unit townhouse, is perfectly situated backing onto a pond offering privacy & quiet. Step inside to discover a bright and open-concept living space. The highlight of the main floor is the newer white kitchen, offering ample counter space for cooking + a party, & upgraded black stainless steel appliances. Open layout flowing seamlessly into the dining and living area. Upstairs, youâ€™ll find two generously sized primary bedrooms, each offering their own 4 piece ensuite + closet space. Unfinished Basement offers Endless Potential for a den, home gym, or extra bedroom, + additional storage space. & laundry. This property offers an attached single garage for secure parking + storage. Enjoy the best of both worldsâ€™ low-maintenance living with a private backyard backing onto a pond! This home is perfect for first-time buyers, downsizers, or investors. Donâ€™t miss outâ€™ schedule your private viewing today!

Built in 2002

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2199900  |
| Price     | \$229,900 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,310         |
| Acres          | 0.02          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 14, 101 Langevin Road |
| Subdivision | Timberlea             |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9K 2N6               |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | None                                                 |
| Parking Spaces | 2                                                    |
| Parking        | Driveway, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                    |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Closet Organizers, Walk-In Closet(s) |
| Appliances        | See Remarks                          |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Fireplace         | Yes                                  |
| # of Fireplaces   | 1                                    |
| Fireplaces        | Gas                                  |
| Has Basement      | Yes                                  |
| Basement          | Full, Partially Finished             |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 58               |
| Zoning         | R3               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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