

# \$249,900 - 14, 101 Langevin Road, Fort McMurray

MLS® #A2199900

## \$249,900

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 panty, & 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	\$249,900
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	39
Zoning	R3

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.