

# \$639,900 - 116 Lougheed Drive, Fort McMurray

MLS® #A2251502

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,465 sqft

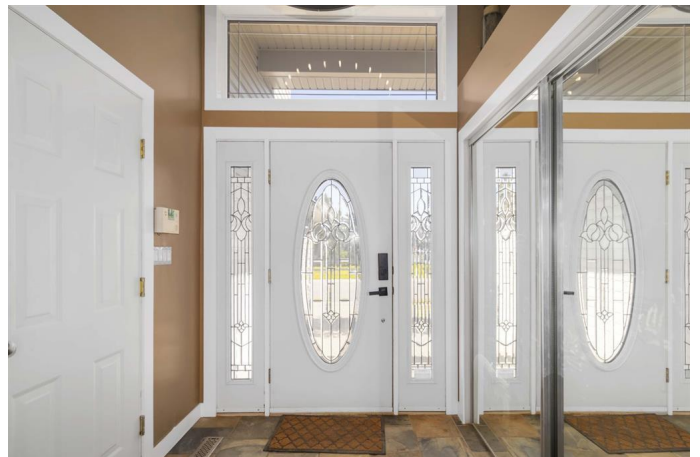
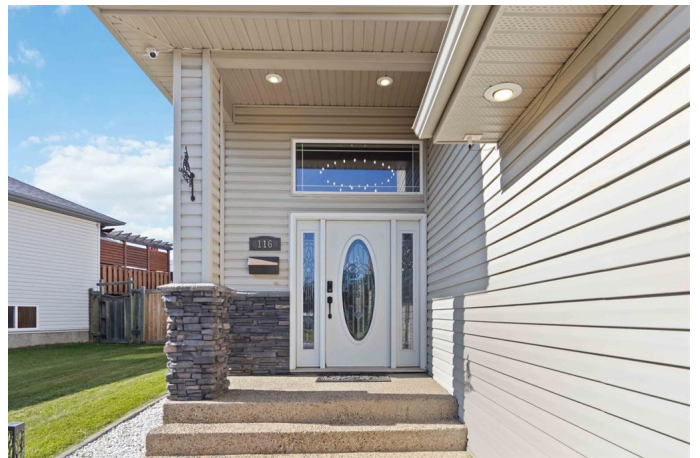
Residential on 0.18 Acres

Timberlea, Fort McMurray, Alberta

PRIDE OF OWNERSHIP! Welcome to 116 Lougheed Drive, a beautifully maintained MODIFIED BI-LEVEL set on a MASSIVE 7,758 sqft lot in TIMBERLEA - lots of this size are RARELY available, especially in Timberlea and at this price point! From the moment you arrive, the CURB APPEAL and EXTRA-WIDE exposed aggregate driveway will impress. Between the driveway and the additional side parking, thereâ€™s room for 6+ vehicles, making it perfect for families with multiple cars, an RV, or recreational toys!

Step inside and take in the VAULTED CEILINGS, French oak-hue flooring, and a striking WAGON WHEEL CHANDELIER that create a warm yet REFINED atmosphere. The SPACIOUS FOYER offers a large closet, while the OPEN-CONCEPT main floor is filled with NATURAL LIGHT - bright and inviting all day long.

The living room is anchored by a cozy GAS FIREPLACE with stone surround and a custom RUSTIC FEATURE WALL. The dining area adds a stylish touch with its MODERN ACCENT WALL and the kitchen is designed to impress with a LARGE ISLAND with BUILT-IN WINE RACK, BLACK STAINLESS STEEL appliances, modern sink, ABUNDANT CABINETRY, and a spacious CORNER PANTRY. This level also offers a FULL BATHROOM and a generous-sized bedroom.



Upstairs awaits your PRIVATE PRIMARY RETREAT, complete with TWO CLOSETS, a charming BAY WINDOW NOOK ideal for reading or relaxing, and a spa-inspired ENSUITE featuring a JETTED TUB and WALK-IN SHOWER.

The FULLY DEVELOPED BASEMENT is an ENTERTAINER'S DREAM. Host with ease in the EXPANSIVE REC ROOM, featuring a POOL TABLE, BUILT-IN HOME THEATRE, and a CUSTOM WET BAR with shelving, lighting, and sink. Cozy evenings are enhanced by the WOOD STOVE and IN-FLOOR HEATING THROUGHOUT. TWO oversized bedrooms, another FULL bathroom, and a large laundry/utility room complete this level.

The HEATED GARAGE with IN-FLOOR HEAT adds year-round comfort. Step into the FULLY FENCED BACKYARD - a true OUTDOOR RETREAT with a TWO-TIER DECK, including a lower level designed for the HOT TUB (2020). There's still plenty of GREEN SPACE to enjoy, and at night, the EXTERIOR LIGHTING highlights the home's BEAUTIFUL CURB APPEAL.

Perfectly situated ACROSS from an OPEN GREEN SPACE with walking and biking trails, you're also within WALKING DISTANCE to both public and Catholic schools, and just STEPS from the BUS STOP. The floor plan is thoughtfully designed with no wasted space.

Extras and upgrades: SELLER IS WILLING TO LEAVE ALL FURNISHINGS, including many HIGH-QUALITY pieces such as the LUXURY RECLINING LEATHER SECTIONAL in the living room, the EXECUTIVE POOL TABLE, and the RECLINING leather couches in the basement - making this home truly move-in ready! Black stainless steel

appliances (only a few years old), designer light fixtures (last couple of years), Slate tile stairs, Central A/C, NEW hot tub (2020) This home blends COMFORT, STYLE, and a touch of LUXURY - an ABSOLUTE MUST-SEE! Call now!

Built in 2002

### Essential Information

MLS® #	A2251502
Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,465
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	8
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage,
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Appliances	Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Bar Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 25th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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