



118 MILLENNIUM Drive #214, Fort McMurray T9K2S8

MLS® #: **A2096527** Area: **Timberlea** Listing Date: **12/01/23** List Price: **\$135,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Fort McMurray**
 City/Town: **Fort McMurray**
 Year Built: **2007**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **527**
 Low Sqft:
 Ttl Sqft: **527**

DOM

449
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete, Vinyl Siding**
 Flooring: **Carpet, Linoleum, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Suite	7' 8" x 7' 3"	4pc Ensuite bath	Suite	4' 11" x 8' 0"

Bedroom
Living Room

Suite
Suite

15`4" x 9`4"
10`0" x 10`0"

Dining Room
Kitchen
Legal/Tax/Financial

Suite
Suite

5`11" x 11`4"
9`0" x 8`3"

Condo Fee:
\$320

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C3

Legal Desc: **0723133**

Remarks

Pub Rmks: **Explore this inviting 1-bedroom condo in the heart of Timberlea! Conveniently located off Millennium, and surrounded by over a dozen businesses, large and small, everything is within a stroll. Benefit from bus stops practically at your doorstep. This unit includes underground parking for added convenience and security. Note that this is one of many units available for sale, making it an ideal option for those ready to break free from renting, downsizing, or looking for a solid investment. Seize the moment - your gateway to a brighter future awaits in this well-connected residence! Additional units available to choose from.**

Inclusions: **FRIDGE, STOVE, WAHER, DRYER, LIVING ROOM FURNITURE, BEDROOM FURNITURE IN EACH UNIT. FURNISHINGS VARY FROM UNIT TO UNIT**

Property Listed By: **RE/MAX Connect**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





