



THE
A-TEAM

**RE/MAX
FIRST**

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

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

527

Low Sqft:

Ttl Sqft:

527

Lot Sz Ar:

Lot Shape:

DOM

170

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

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------|-------|-----------------|---------------------|-------|-----------------|
| Laundry | Suite | 7' 8" x 7' 3" | 4pc Ensuite bath | Suite | 4' 11" x 8' 0" |
| Bedroom | Suite | 15' 4" x 9' 4" | Dining Room | Suite | 5' 11" x 11' 4" |
| Living Room | Suite | 10' 0" x 10' 0" | Kitchen | Suite | 9' 0" x 8' 3" |
| | | | Legal/Tax/Financial | | |

| | | | |
|----------------------------|----------------|--|----------------------|
| 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: Property Listed By: | FRIDGE, STOVE, WAHER, DRYER, LIVING ROOM FURNITURE, BEDROOM FURNITURE IN EACH UNIT. FURNISHINGS VARY FROM UNIT TO UNIT RE/MAX FORT MCMURRAY |

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





