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

Lot Sz Ar:	
Lot Shape:	
Access:	
Lot Feat:	
Park Feat:	**Parkade**

Finished Floor Area

Abv Sqft:	**527**
Low Sqft:	
Ttl Sqft:	**527**

DOM

386

Layout

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

Parking

Ttl Park:	**1**
Garage Sz:	

Utilities and Features

Roof:		Construction:	**Concrete,Vinyl Siding**
Heating:	**Forced Air**	Flooring:	**Carpet,Linoleum,Vinyl Plank**
Sewer:		Water Source:	
Ext Feat:	**Balcony**	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

Zoning:
C3

Fee Freq:
Monthly

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 FORT MCMURRAY**

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