



THE
A-TEAM

**RE/MAX
FIRST**

118 MILLENNIUM Drive #215, Fort McMurray T9K2S8

MLS® #: **A2096541**

Area: **Timberlea**

Listing Date: **12/01/23**

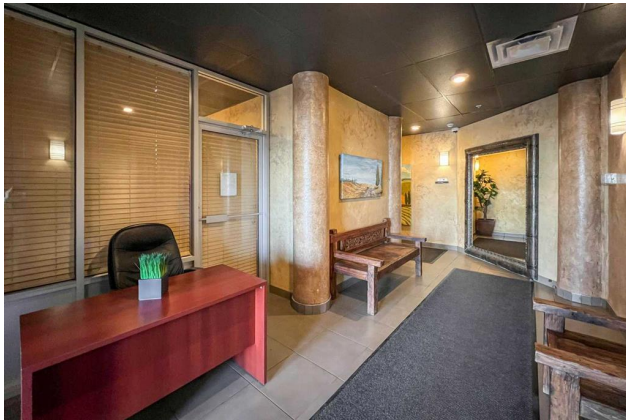
List Price: **\$150,000**

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

Finished Floor Area

Abv Sqft:

871

Lot Information

Lot Sz Ar:

Low Sqft:

Lot Shape:

Ttl Sqft:

871

DOM

167

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Low-Rise(1-4)

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,Wood Frame

Flooring:

Carpet,Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Dining Room

Suite

13`5" x 8`0"

Bedroom - Primary

Suite

14`4" x 10`6"

Laundry

Suite

8`10" x 8`0"

4pc Ensuite bath

Suite

4`11" x 7`11"

Room

Level

Dimensions

Living Room

Suite

15`8" x 12`5"

4pc Bathroom

Suite

5`0" x 7`10"

Kitchen

Suite

10`9" x 12`7"

Bedroom - Primary

Suite

14`2" x 9`11"

Legal/Tax/Financial

Condo Fee:

\$320

Title:

Fee Simple

Zoning:

C3

Legal Desc:

0723133

Fee Freq:
Monthly

Remarks

Pub Rmks:

Explore this inviting 2-bedroom condo in the heart of Timberlea! Revel in the comfort of 2 bathrooms, including a coveted ensuite for the primary bedroom. 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 are available to choose from.

Inclusions:

Property Listed By:

**FRIDGE, STOVE, WAHER/DRYER, DISHWASHER, LIVING ROOM FURNITURE, BEDROOM FURNITURE IN EACH UNIT. FURNISHING 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

