



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**441 MILLENNIUM Drive #16, Fort McMurray T9K2Z4**

MLS® #: **A2099682**

Area: **Timberlea**

Listing Date: **01/04/24**

List Price: **\$439,950**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Fort McMurray**

Year Built:

**2023**

Finished Floor Area

Abv Sqft:

**1,535**

Low Sqft:

Ttl Sqft:

**1,535**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**134**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding**

Flooring:

**Carpet, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**

Int Feat:

**Closet Organizers, Kitchen Island, Quartz Counters, Separate Entrance, Tankless Hot Water**

Utilities:

Room Information

Room

**2pc Bathroom**

**Living Room**

**4pc Ensuite bath**

**Bedroom**

**Family Room**

Level

**Main**

**Main**

**Second**

**Second**

**Second**

Dimensions

**11`2" x 17`4"**

**9`2" x 13`1"**

**12`6" x 9`0"**

Room

**Kitchen**

**4pc Bathroom**

**Bedroom**

**Bedroom - Primary**

Level

**Main**

**Second**

**Second**

**Second**

Dimensions

**10`5" x 12`11"**

**11`8" x 9`6"**

**11`9" x 12`3"**

Legal/Tax/Financial

Condo Fee:

**\$180**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**R3**

Legal Desc:

1520316

Remarks

Pub Rmks:

**SUPERIOR LOCATION END UNIT NEXT TO GREENS SPACE AND CHILDRENS PARK. THE LAUREL BUILT BY QUALICO! END UNIT WITH ATTACHED DOUBLE GARAGE AND DOUBLE DRIVEWAY, SEPARATE ENTRANCE, YPPER LEVEL BONUS ROOM, KITCHEN CABINETS TO CEILING WITH RISERS AND QUARTZ COUNTER TOPS THROUGHOUT. QUALICO HOMES have been building homes in Fort McMurray for over 2 decades an offer a 10 YEAR ALBERTA NEW HOME WARRANTY. This superior floor plan includes a stunning open concept floor plan with great room and a beautiful white kitchen with large island, stainless kitchen appliances, and dining nook. The upper level is an amazing layout that includes 3 bedrooms, 2 baths, UPPER LEVEL LAUNDRY WITH washer and dryer and a LOFT which could be an office or bonus room. The upper level has a ton of windows. The Primary bedrooms features a WALK IN CLOSET with window and FULL ENSUITE. The basement is undeveloped but it offers space for rec room or bedroom, full bathroom, and storage area. This home is complete with Hot water on demand, 5 appliances and is located in walking distance to schools, parks and more. Call today for your personal tour!**

Inclusions:

none

Property Listed By:

**COLDWELL BANKER UNITED**

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









