



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 MILLENNIUM Gate #29, Fort McMurray T9K 0K3**

MLS® #: **A2118983**

Area: **Timberlea**

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

List Price: **\$237,500**

Status: **Active**

County: **Wood Buffalo**

Change: **+\$100k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Fort McMurray**

Year Built:

**2008**

Lot Information

Finished Floor Area

Abv Sqft:

**904**

Low Sqft:

Ttl Sqft:

**904**

Lot Sz Ar:

Lot Shape:

DOM

**49**

Layout

Beds:

**2 (2 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Corner Lot,Street Lighting  
Driveway,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Natural Gas**

Sewer:

Ext Feat: **Playground**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Laminate,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat: **Open Floorplan**

Utilities:

Room Information

Room

**2pc Bathroom**

**Dining Room**

**Bedroom - Primary**

**4pc Bathroom**

**4pc Bathroom**

Level

**Main**

**Main**

**Upper**

**Upper**

**Basement**

Dimensions

**5`0" x 4`11"**

**5`10" x 11`3"**

**15`1" x 11`3"**

**5`1" x 7`5"**

**7`0" x 5`0"**

Room

**Living Room**

**Kitchen**

**Bedroom**

**Game Room**

**Laundry**

Level

**Main**

**Main**

**Upper**

**Basement**

**Basement**

Dimensions

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

**10`3" x 11`0"**

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

**15`1" x 10`0"**

**5`3" x 11`2"**

Legal/Tax/Financial

Condo Fee:

**\$387**

Title:

**Fee Simple**

Fee Freq:

Zoning:

**R2-1**

Legal Desc:	0825712	Monthly
		Remarks
Pub Rmks:		<p><b>Step into your DREAM STARTER HOME</b> nestled in the desirable Meadow Creek community, where <b>AFFORDABILITY</b> meets <b>FANTASTIC</b> living. This charming 2-story <b>TOWNHOUSE</b> boasts <b>LOW CONDO FEES</b> and an abundance of space, perfect for growing families or those seeking room to spread out. Enjoy the convenience of being within walking distance to St. Martha &amp; Christina Gordon <b>ELEMENTARY SCHOOLS</b>, public transit, <b>SHOPPING</b>, parks, and <b>AMENITIES</b>. The main floor welcomes you with its <b>BRIGHT</b> and airy <b>OPEN CONCEPT</b> layout, featuring <b>SPACIOUS</b> living and dining areas, a well-appointed <b>KITCHEN</b> with ample countertops and cabinets and <b>STAINLESS STEEL</b> Appliances, and a convenient 2-piece <b>POWDER ROOM</b>. Park facing <b>FRONT</b> entry and <b>BACK</b> entry leading to the <b>BACKYARD</b> with two <b>POWERED PARKING STALLS</b>. Upstairs, two bedrooms await, including a Primary bedroom with a <b>WALK-IN CLOSET</b>, while the fully finished <b>BASEMENT</b> offers versatility with an additional <b>BATHROOM</b> and recreation space that can be used as a third bedroom. With its own <b>LAUNDRY</b>, this townhouse offers both comfort and convenience, making it the perfect place to call home for a new family seeking affordability without compromise. The Carpet and Hot Water Tank are new from 2022. The Condo fee includes Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and Water. The owner is a licensed realtor in the province of Alberta.</p>
Inclusions:	None	
Property Listed By:	EXP REALTY	

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





