



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**313 MILLENNIUM Drive #56, Fort McMurray T9K0M2**

MLS®#: **A2151464**

Area: **Timberlea**

Listing Date: **08/04/24**

List Price: **\$299,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2010**

Finished Floor Area

Abv Sqft: **1,738**  
Low Sqft:  
Ttl Sqft: **1,738**

DOM

**109**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Other,See Remarks**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Lighting,Other**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`7" x 3`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`8" x 10`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 12`10"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`4" x 11`9"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`8" x 7`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`11" x 5`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`0" x 10`0"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$550

Fee Simple  
Fee Freq:  
Monthly

R2-1

Legal Desc: 1020447

Remarks

Pub Rmks: **WHEN YOU HAVE SEEN THE REST COME SEE THE BEST! RENOVATIONS TOP TO BOTTOM, MORTGAGE HELPER IN BASEMENT WITH SEPARATE ENTRANCE, BEDROOM WITH BUILT IN BED, KITCHENETTE AND FULL BATH. Welcome to your executive townhome dream home in Timberlea it would make an excellent investment property or the perfect place to call home! This townhouse boasts renovations throughout the entire home, vinyl flooring throughout, four bedrooms and 3 1/2 bathrooms and Central A/C perfect for a growing family or those who love entertaining. The open-concept living space features a living room with a gas fireplace, . 9ft ceilings, and a garden door to your private deck, leading to a charming barbecue area. The kitchen is a chef's delight with loads of cabinets, stainless steel appliances and an inviting eat-up breakfast bar. This main level is complete with a large dining area and a 2 pc powder room. Retreat to the upper level with 3 bedrooms and full bathrooms up. The primary bedroom features a walk-in closet and a luxurious full ensuite bathroom with newly renovated walk in shower, with tile surround and sliding glass door, The fully developed basement, stand up from other in the complex, The sellers have finished it with a BACHELOR SUITE, that has been completed with functionality. They have a built in bed, a full bathroom, and an excellent kitchenette, and a tv room area. This space is ideal for a mortgage helper with a separate entrance with direct access to the bachelor suite and separate from the home. This home also features an attached single-car garage, that is oversized fully finished and offers space for one vehicle and stillroom for storage or a work bench. The garage offers direct access to your home. In addition you have a front driveway for additional parking. Enjoy the convenience of walking to nearby schools, shopping centers, scenic trails, and more. Don't miss out on this opportunity where pride of ownership shines throughout. Call today and schedule a viewing and make this townhouse your new home sweet home!**

Inclusions: **Fridge x2, Stove, Washer x2, Dryer x2, Garage Door Opener, Central A/C, Dishwasher**

Property Listed By: **COLDWELL BANKER UNITED**

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















