



THE A-TEAM

RE/MAX FIRST

100 MILLENNIUM Gate #29, Fort McMurray T9K 0K3

MLS#: A2160351 Area: Timberlea Listing: 08/26/24 List Price: \$237,500
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: 2008

Finished Floor Area
Abv Sqft: 904
Low Sqft:
Ttl Sqft: 904

DOM

23
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 2 Storey

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: 2
Garage Sz:

Access:

Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Front Yard,Low Maintenance
Landscap,Landscaped,Street Lighting
220 Volt Wiring,Driveway,Parking Pad

Park Feat:

Utilities and Features

Roof: Asphalt Shingle
Heating: Central
Sewer:
Ext Feat: Playground

Construction: Concrete,Vinyl Siding,Wood Frame
Flooring: Carpet,Laminate,Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer
Int Feat: Open Floorplan
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom - Primary, 4pc Bathroom, Dining Room, 2pc Bathroom, Laundry, 4pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Living Room, Kitchen, Game Room, Furnace/Utility Room.

Legal/Tax/Financial

Condo Fee: \$387 Title: Fee Simple Zoning: R2-1

Fee Freq:  
**Monthly**

Legal Desc: **0825712**

Remarks

Pub Rmks: **LOW CONDO FEE, PARK FACING, WALKING DISTANCE TO SCHOOLS, BUS STOP WITHIN 1 MINUTE WALKING, GROCERIES CLOSE BY, RENOVATED, FINISHED BASEMENT, and the list goes on... Step into your DREAM STARTER HOME nestled in the desirable and well-managed MILLENNIUM GATE in Timberlea. This charming 2-story TOWNHOUSE boasts 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 & Christina Gordon ELEMENTARY SCHOOLS, public transit, SHOPPING, parks, and other amenities. The MAIN FLOOR welcomes you with its BRIGHT and airy OPEN CONCEPT layout, featuring SPACIOUS living and dining areas, a well-appointed KITCHEN with ample countertops & cabinets & STAINLESS STEEL Appliances, raised bar height countertop, and a convenient 2-piece POWDER ROOM. THE FRONT DOOR OPEN TO A community PARK and the BACK door leads to the BACKYARD with two POWERED PARKING STALLS. Upstairs, two bedrooms await, including a Primary bedroom with a WALK-IN CLOSET, while the fully finished BASEMENT offers versatility with an additional BATHROOM and recreation space that can be used as a THIRD BEDROOM. Laundry in the basement with ample storage space in the utility room. This BUDGET FRIENDLY townhouse offers both COMFORT AND CONVENIENCE, making it the perfect choice for savvy buyers. THE HOT WATER TANK is new from December 2022. THE CONDO FEE INCLUDES Ground Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and Water. Amenities in the area are Registry, Independent grocery store, banks, food stores, 2 elementary schools (Christina Gordon and St. Martha), 2 high schools (Holy Trinity and McTavish), bus stops, playgrounds, clubhouse, and parks. The owner is a licensed realtor in the province of Alberta. Don't miss your chance to own this home today!**

Inclusions: **All the appliances in the property.**  
Property Listed By: **EXP REALTY**

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