



THE
A-TEAM

**RE/MAX
FIRST**

313 MILLENNIUM Drive #8, Fort McMurray T9K 0M2

MLS® #: **A2163751** Area: **Timberlea** Listing Date: **09/06/24** List Price: **\$268,000**
 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: **2011**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot,Fruit Trees/Shrub(s),Landscaped**
 Park Feat: **Additional Parking,Garage Door Opener,Garage Faces Front,See Remarks,Single Garage Attached**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete,Veneer,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Built-in Features,Closet Organizers,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`8"	Bedroom	Main	14`5" x 11`7"
2pc Bathroom	Second	5`3" x 3`9"	Dining Room	Second	9`2" x 10`10"
Kitchen	Second	11`0" x 16`1"	Living Room	Second	10`8" x 12`10"
4pc Ensuite bath	Third	8`7" x 9`9"	4pc Ensuite bath	Third	4`10" x 7`10"
Bedroom	Third	10`11" x 11`7"	Bedroom - Primary	Third	20`0" x 13`0"

Legal/Tax/Financial

Condo Fee: **\$550** Title: **Fee Simple** Zoning: **R2-1**
 Fee Freq:

Monthly

Legal Desc: 1120852

Remarks

Pub Rmks: **OVER 1700 SQFT of finished area, ATTACHED GARAGE, 3 BEDROOMS WITH THEIR OWN ATTACHED BATHROOMS, MASSIVE KITCHEN WITH RAISED COUNTERTOPS FOR THE BAR STOOLS, STAINLESS STEEL APPLIANCES, FIREPLACE WITH EXTRA CABINETS, HIGH-END LAUNDRY MACHINES, AND LIST GOES ON... WELCOME HOME, This gorgeous townhouse is move-in-ready and is located in a quiet neighborhood of Millennium Gardens in Timberlea. Close to schools, parks, bus stops, groceries, gas stations, and other amenities. The main floor includes access to a single attached garage and a multi-use room with a four-piece ensuite bathroom. This room can be used as a mortgage helper as it has a separate entrance from the rear door. The main level's open floor plan showcases a roomy living area with hardwood flooring, a gas fireplace, and custom built-in cabinets. The dining area extends to a southwest-facing balcony, offering the perfect setting to enjoy sunlight throughout the day. The spacious kitchen is a chef's paradise, featuring abundant cabinetry, ample counter space, and gleaming stainless steel appliances. A two-piece bath and stackable LG laundry machines complete this level. Upstairs, discover two generously sized bedrooms, each with its own ensuite and walk-in closet. The larger bedroom boasts a staggered layout, offering additional space for a cozy seating area. The basement provides generous storage space and is ready for you to personalize and transform into your ideal retreat. The property is vacant and ready for its new owners. Quick possession is available. View the 360 walkthrough and schedule your showing today!**

Inclusions: N/A
Property Listed By: EXP REALTY

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







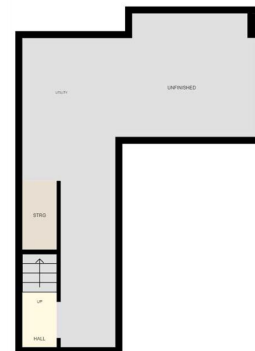
22'3"



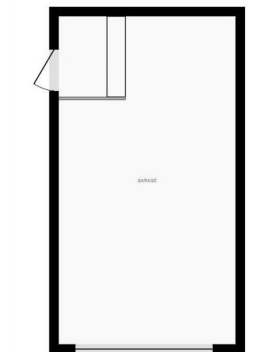
24'0"



24'0"



22'



15'7"