



THE
A-TEAM

**RE/MAX
FIRST**

100 MILLENNIUM Gate #29, Fort McMurray T9K 0K3

MLS® #: **A2169261** Area: **Timberlea** Listing Date: **09/27/24** List Price: **\$229,500**
 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**
Lot Information
 Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **904**
 Low Sqft:
 Ttl Sqft: **904**

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Corner Lot,Level**
 Park Feat: **Driveway,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Central** Flooring: **Carpet,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 4`11"	Dining Room	Main	5`10" x 11`3"
Bedroom - Primary	Upper	15`1" x 11`3"	4pc Bathroom	Upper	5`1" x 7`5"
4pc Bathroom	Basement	7`0" x 5`0"	Living Room	Main	12`10" x 10`5"
Kitchen	Main	10`3" x 11`0"	Bedroom	Upper	11`5" x 12`10"
Game Room	Basement	15`1" x 10`0"	Laundry	Basement	5`3" x 11`2"

Legal/Tax/Financial

Condo Fee:
\$387

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-1

Legal Desc: **0825712**

Remarks

Pub Rmks: **PARK FACING, STEPS FROM SCHOOLS & BUS STOPS, RENOVATED, MOVE-IN-READY with central AIR CONDITIONING this charming 2-story townhouse in Millennium Gate boasts LOW CONDO FEES and abundant space, perfect for growing families. Enjoy the convenience of being within walking distance to St. Martha & Christina Gordon ELEMENTARY SCHOOLS, public transit, SHOPPING, parks, and 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 and STAINLESS STEEL Appliances, and a convenient 2-piece POWDER ROOM. PARK-FACING front entry and BACK entry leading to the BACKYARD with two POWERED PARKING STALLS. Upstairs, two bedrooms await, including a Primary bedroom with a WALK-IN CLOSET, and a 2nd bedroom. The fully finished BASEMENT has a full BATHROOM and recreation space that can be used as a 3RD BEDROOM. The LAUNDRY room in the basement has tons of storage space. This AFFORDABLE 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 is new from 2022. The Condo fee includes Ground Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and Water. One of the sellers is a licensed realtor in the province of Alberta.**

Inclusions: **N/A**
Property Listed By: **EXP REALTY**

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