



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**313 MILLENNIUM Drive #8, Fort McMurray T9K 0M2**

MLS® #: **A2169379**      Area: **Timberlea**      Listing Date: **09/28/24**      List Price: **\$238,000**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **-\$22k, 04-Oct**      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:

Finished Floor Area  
 Abv Sqft: **1,704**  
 Low Sqft:  
 Ttl Sqft: **1,704**

DOM

**19**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Corner Lot,Level**  
 Park Feat: **Driveway,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Central**      Flooring: **Carpet,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**  
 Int Feat: **Built-in Features,See Remarks,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

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

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 primary bedroom (20` x 13`) 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 walkthroughs 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







