



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 MILLENNIUM Drive #418, Fort McMurray T9K2S8**

MLS®#: **A2173455**

Area: **Timberlea**

Listing Date: **10/16/24**

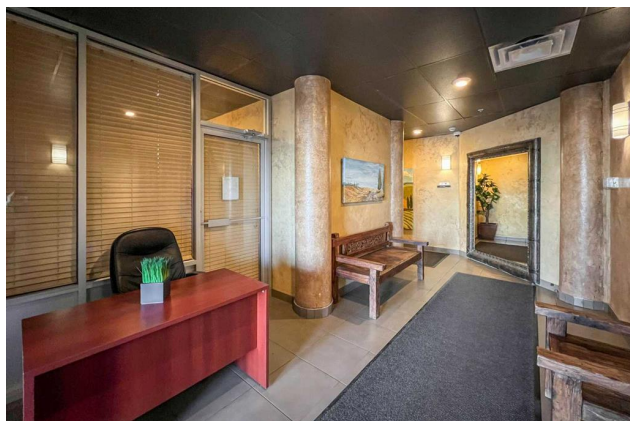
List Price: **\$150,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
Sub Type: **Fort McMurray**  
City/Town: **Fort McMurray**  
Year Built: **2007**

Finished Floor Area  
Abv Sqft: **808**  
Low Sqft:  
Ttl Sqft: **808**

DOM

**78**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**  
Int Feat:  
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Suite</b>	<b>5`0" x 7`11"</b>	<b>4pc Ensuite bath</b>	<b>Suite</b>	<b>7`11" x 5`0"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>9`0" x 13`3"</b>	<b>Dining Room</b>	<b>Suite</b>	<b>15`5" x 6`2"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>15`5" x 9`2"</b>	<b>Laundry</b>	<b>Suite</b>	<b>7`11" x 7`9"</b>
<b>Living Room</b>	<b>Suite</b>	<b>9`10" x 13`7"</b>	<b>Bedroom - Primary</b>	<b>Suite</b>	<b>9`9" x 15`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$320**

Title:  
**Fee Simple**

Zoning:  
**C3**

Legal Desc:

0723133

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**Explore this inviting 2-bedroom haven in the heart of Timberlea! Revel in the comfort of 2 bathrooms, including a coveted ensuite for the primary bedroom. Conveniently located off Millennium, and surrounded by over a dozen businesses, large and small, everything is within a stroll. Benefit from bus stops practically at your doorstep. This unit includes underground parking for added convenience and security. Note that this is one of many units available for sale, making it an ideal option for those ready to break free from renting, downsizing, or looking for a solid investment. Seize the moment - your gateway to a brighter future awaits in this well-connected residence!**

Inclusions:

**FRIDGE, STOVE, WASHER, DRYER, LIVING ROOM FURNITURE, BEDROOM FURNITURE IN EACH UNIT. FURNISHINGS VARY FROM UNIT TO UNIT.**

Property Listed By:

**RE/MAX FORT MCMURRAY**

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



