



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**313 MILLENNIUM Drive #44, Fort McMurray T9K0M2**

MLS® #: **A2184660**

Area: **Timberlea**

Listing Date: **01/01/25**

List Price: **\$269,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$1,000, 19-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2009**

Finished Floor Area  
Abv Sqft: **1,572**  
Low Sqft:  
Ttl Sqft: **1,572**

Lot Information

Lot Sz Ar: **1 sqft**  
Lot Shape:

DOM

**89**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **Townhouse**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **No Neighbours Behind**  
Park Feat: **Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
Int Feat: **No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`3" x 8`9"
Bonus Room	Main	11`3" x 11`5"
Living Room	Second	17`9" x 11`5"
2pc Bathroom	Second	3`2" x 8`8"
Bedroom	Third	12`9" x 11`3"
Bedroom - Primary	Third	11`9" x 11`7"
Laundry	Basement	27`11" x 20`1"

Room	Level	Dimensions
Office	Main	8`8" x 8`0"
Dining Room	Second	10`7" x 9`0"
Kitchen	Second	11`1" x 11`5"
Bedroom	Third	10`9" x 8`10"
4pc Bathroom	Third	8`4" x 5`0"
4pc Ensuite bath	Third	8`1" x 8`6"

Legal/Tax/Financial

Condo Fee:  
**\$550**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2-1**

Legal Desc: **0928534**

Remarks

Pub Rmks: **Welcome to your new home! This stunning townhouse offers over 1700 sq ft of finished space and includes an attached garage. With three spacious bedrooms, this home is designed for comfort and convenience. The main floor boasts an open layout with a generous living area and a cozy gas fireplace, complemented by cabinets. The expansive kitchen is perfect for cooking enthusiasts, equipped with stainless steel appliances and ample cabinetry. Additionally, a versatile multi-use room with a separate entrance. The basement provides extra storage and is ready for your personal touch. Located in the peaceful Millennium Gardens neighborhood, you're close to schools, parks, and various amenities. This move-in-ready property is available for quick possession. Don't miss out—schedule your showing today!**

Inclusions: **FURNITURE negotiable**  
Property Listed By: **RE/MAX Connect**

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







