



THE
A-TEAM

**RE/MAX
FIRST**

187 MILLENNIUM Gate #26, Fort McMurray T9K 0P3

MLS® #: **A2206925** Area: **Timberlea** Listing Date: **04/02/25** List Price: **\$279,888**
 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:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,150**
 Low Sqft:
 Ttl Sqft: **1,150**

DOM

4
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Yard**
 Park Feat: **Driveway, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Breakfast Bar, Built-in Features, See Remarks, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$378**
 Legal Desc: **0828810**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **R2-1**

Remarks

Pub Rmks: **RARE OPPORTUNITY IN THE COMPLEX OF MEADOW GARDEN VILLAGE, AN END UNIT WITH 5 BEDROOMS AND 4 BATHROOMS WITH FRESH PAINT TOP TO BOTTOM AND LOW CONDO FEES. This home not only gives you bang for your buck, but you are perfectly located within walking distance to all schools from K-12, shopping, parks, and more. Inside this move-in-ready townhouse, you have a bright main level with a great kitchen space and dining nook, as well as a great room with a generous-sized living space. This main level continues with a bedroom and bathroom. Upstairs, you have 3 bedrooms and 2 full bathrooms. The Primary bedroom offers a full 4 pc ensuite and a walk-in closet. The fully finished basement has more living space that includes your 5th bedroom, a full bathroom, and a family room. With over 1600 sq ft of living space, this turn-key opportunity also features a backyard and 2 car parking. Call today for your personal tour.**

Inclusions: **Fridge, stove, dishwasher, washer, dryer**

Property Listed By: **COLDWELL BANKER UNITED**

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









