



THE
A-TEAM

**RE/MAX
FIRST**

441 MILLENNIUM Drive #9, Fort McMurray T9K 0M6

MLS®#: **A2221007**

Area: **Timberlea**

Listing Date: **05/14/25**

List Price: **\$419,900**

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: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,537**
Low Sqft:
Ttl Sqft: **1,537**

DOM

14

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan**
Utilities:

Room Information

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

Condo Fee: **\$180**
Legal Desc: **1520316**

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

Zoning: **R2-1**

Remarks

Pub Rmks:

Welcome to The Woods. You do not want to miss this property. Meticulously kept home with pride of ownership shining through. Spacious front entry with marble tile. Kitchen is gorgeous with granite counter tops, stainless appliances and an island. Living room with hardwood floors and big windows allowing for plenty of light. The dinette is located off the kitchen and leads to a back deck. Enjoy the summer weather with view of the park and walking trails. . 2 piece bath and access to the garage complete the main level. Upstairs you will find a huge master bedroom with plenty of room for a king bedroom set, walk in closet with built in shelves and then the best feature is the ensuite bath with double vanities, granite counter tops and shower/tub. Add another 2 good size bedrooms and a 4 piece bath along with 2nd floor laundry. Basement is a great hide away for a teenager or someone who wants to commute. Full bath, rec room and wet bar . There is room for a 2nd washer/dryer combo. Stay cool in the summer months with A/C. This home is so well taken care of and it's move in ready. Call today to book your showing.

Inclusions:

N/A

Property Listed By:

3% REALTY FORT MCMURRAY

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







