



THE
A-TEAM

**RE/MAX
FIRST**

100 MILLENNIUM Gate #25, Fort McMurray T9K 0K3

MLS® #: **A2224465**

Area: **Timberlea**

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

List Price: **\$249,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 11-Jun**

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: **1,165**
Low Sqft:
Ttl Sqft: **1,165**

DOM

45
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Close to Clubhouse,Fruit Trees/Shrub(s),See Remarks
Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Microwave,Oven,Range Hood,Refrigerator**
Int Feat: **See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$387		Title: Fee Simple Fee Freq: Monthly		Zoning: R2-1	
Legal Desc:	0825712				

Remarks

Pub Rmks:

First-time homebuyers—this is the one you've been waiting for! This beautifully maintained end-unit townhouse is move-in ready and full of value! Boasting 4 bedrooms (including one conveniently located on the main floor, 2.5 bathrooms and parking for two vehicles at the back this home has ample space AND faces a playground & courtyard Step inside from the back entrance into a bright, clean kitchen and dining area featuring white cabinetry, a stainless-steel fridge and stove, and gorgeous laminate flooring. Adjacent to the kitchen is a versatile main-floor bedroom—perfect as a home office, den, or playroom. As you move toward the front of the home, you'll find a spacious, sunlit living room with a large window overlooking the courtyard, playground, and shared clubhouse. Just off the living room, near the front entry, is a convenient half bath and a generously sized coat closet. Upstairs, retreat to your serene primary suite—large enough for a king-size bedroom set—with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and a second full bathroom complete the upper level. The unfinished basement is home to the laundry and offers endless potential—whether you utilize it as is for a gym or playroom OR develop it to your liking to add more living space and increase the value and equity in your home. Out back, enjoy a private BBQ area, parking for two with an energized plug, and a touch of charm with a flowering crab apple tree. Located in a prime location, this home is walking distance to schools, parks, playgrounds, shopping, salons, restaurants, transit and more! With low condo fees of just \$387/month, this is an unbeatable opportunity to escape the rental cycle and invest in your future!

Inclusions:

n/a

Property Listed By:

COLDWELL BANKER UNITED

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







