



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: \$259,000
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: 1,165
Low Sqft:
Ttl Sqft: 1,165

DOM
4
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

Table with columns: Room, Level, Dimensions, Room, Level, Dimensions

Condo Fee: \$387
Legal Desc: 0825712
Title: Fee Simple
Fee Freq: Monthly

Zoning: R2-1

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:
Property Listed By: **n/a**
COLDWELL BANKER UNITED

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







