



THE
A-TEAM

**RE/MAX
FIRST**

100 MILLENNIUM Gate #30, Fort McMurray T9K 0K3

MLS® #: **A2228484**

Area: **Timberlea**

Listing Date: **06/05/25**

List Price: **\$239,900**

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:

2008

Lot Information

Finished Floor Area

Abv Sqft:

1,099

Low Sqft:

Ttl Sqft:

1,099

Lot Sz Ar:

Lot Shape:

DOM

1

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Front Yard,Lawn,Low Maintenance Landscape

Driveway,Off Street,Owned,Parkade,Parking Pad,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Range Hood,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

\$387

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

R2-1

Legal Desc:

0825712

Remarks

Pub Rmks:	Welcome to 30-100 Millennium Gate: This AFFORDABLE and fully developed 3-bedroom townhouse is perfectly situated just STEPS AWAY from schools, parks, public transit and all the essential amenities. This is a WONDERFUL OPPORTUNITY for a growing family or first-time homebuyers to settle into a move-in-ready home in a family-friendly neighborhood, all with low condo fees of just \$387/month. Inside, you'll find a bright, well-maintained kitchen with an abundance of sleek white cabinetry, offering plenty of storage and prep space. The adjoining dining area is spacious enough for family dinners and casual gatherings alike. The main floor also includes a comfortable living room with durable laminate flooring and a convenient 2-piece powder room. Upstairs, the primary bedroom offers generous space along with a WALK-IN CLOSET featuring a built-in organizer. Two additional bedrooms and a full bathroom complete the upper level, providing a practical and family-friendly layout. The FULLY FINISHED BASEMENT provides even more room to spread out, with a large and inviting rec room that's ideal for relaxing, entertaining, or setting up a home office. You'll also find a wet bar and plenty of extra storage space. Out back, enjoy the DECK great for summer BBQs, morning coffee, or evening downtime. There is PARKING FOR TWO out back, along with a STORAGE SHED for your outdoor gear and extras. With its unbeatable location, thoughtful layout, and low monthly condo fees, this home offers EXCEPTIONAL VALUE, don't miss your chance to make it yours! Condo fee includes Ground Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and Water.
Inclusions: Property Listed By:	Stove, Range Hood, Refrigerator, Washer, Dryer ROYAL LEPAGE BENCHMARK

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









