



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**441 MILLENNIUM Drive #41, Fort McMurray T9K 2Z4**

MLS® #: **A2229021**

Area: **Timberlea**

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

List Price: **\$424,900**

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: **2014**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,581**  
Low Sqft:  
Ttl Sqft: **1,581**

DOM

**27**

Layout

Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Front Yard**  
**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **None**  
Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
Int Feat: **Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5'0" x 5'4"
Kitchen	Main	11'0" x 9'10"
4pc Bathroom	Second	9'3" x 4'11"
Bedroom	Second	10'11" x 10'4"
Bedroom	Second	9'6" x 10'7"
4pc Bathroom	Basement	4'11" x 8'1"
Game Room	Basement	12'5" x 15'2"

Room	Level	Dimensions
Dining Room	Main	10'1" x 7'8"
Living Room	Main	12'3" x 11'9"
4pc Ensuite bath	Second	5'1" x 8'8"
Bedroom	Second	9'6" x 12'1"
Bedroom - Primary	Second	13'3" x 13'5"
Bedroom	Basement	9'11" x 11'5"
Storage	Basement	13'4" x 17'2"

Condo Fee:  
**\$275**

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

Zoning:  
**R2-1**

Legal Desc: **1520316**

Remarks

Pub Rmks:

**Attached Double Heated Garage! Corner Unit! Modern, Spacious & Move-In Ready! Welcome to #41, 441 Millennium Drive, a stunning 1,581 sq ft corner unit townhome that blends modern style with functional design. Featuring 5 bedrooms and 3.5 bathrooms, this well-appointed two-storey home is perfect for families or investment potential. The bright, open-concept main level welcomes you with a living room that showcases rich hardwood flooring and a stylish feature wall, adding warmth and character to the space. The chef-inspired kitchen offers granite countertops, a center island, soft-close cabinetry, stainless steel appliances, and convenient access to the back deck—ideal for grilling or enjoying your morning coffee outdoors. Upstairs, you'll find four spacious bedrooms, including a primary retreat complete with a walk-in closet and a spa-like ensuite featuring granite counters, a soaker tub, and a stand-up shower. A full 4-piece bathroom completes the upper level. The fully developed basement has a separate entrance and includes a bedroom, full bath, its own laundry, and a rec room with wet bar—perfect for guests or the in-laws. Additional upgrades include hot water on demand, central A/C, and a heated double attached garage for year-round comfort and convenience. Don't miss your chance to own this beautifully finished home in a prime location—schedule your private viewing today!**

Inclusions:  
Property Listed By:

**Fridge, Stove, Dishwasher, Washer. Dryer, Microwave: Basement: Fridge, Microwave,  
ROYAL LEPAGE BENCHMARK**

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















