

\$239,900 - 30, 100 Millennium Gate, Fort McMurray

MLS® #A2228484

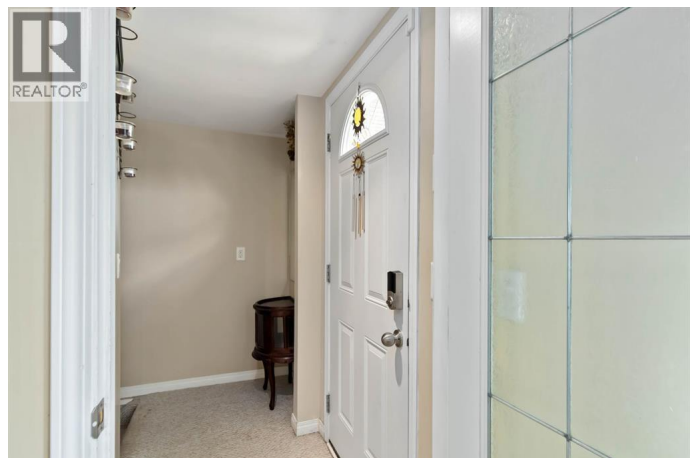
\$239,900

3 Bedroom, 3.00 Bathroom, 1,099 sqft

Single Family on 0.00 Acres

Timberlea, Fort McMurray, Alberta

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, donâ€™t miss your chance to make it yours! Condo fee includes Ground Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and Water.
(id:6289)

Built in 2008

Essential Information

Listing #	A2228484
Price	\$239,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,099
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	30, 100 Millennium Gate
Subdivision	Timberlea
City	Fort McMurray
Province	Alberta
Postal Code	T9K0K3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, Parking
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Stove, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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