

# \$269,888 - 26, 187 Millennium Gate, Fort McMurray

MLS® #A2206925

## \$269,888

5 Bedroom, 4.00 Bathroom, 1,150 sqft

Residential on 0.00 Acres

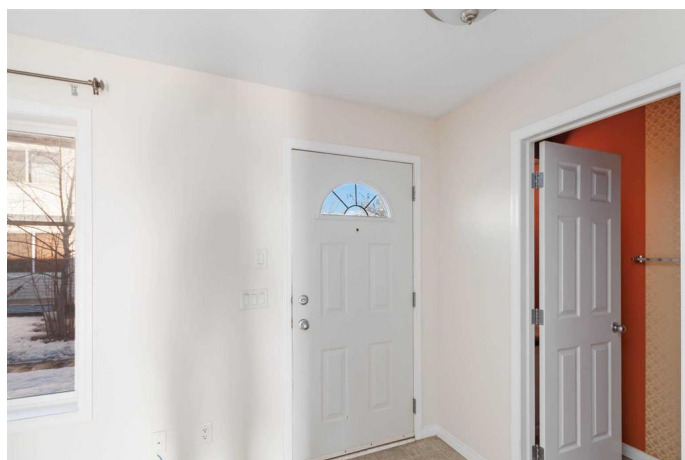
Timberlea, Fort McMurray, Alberta

RARE OPPORTUNITY IN THE COMPLEX OF MEADOW GARDEN VILLAGE, AN END UNIT WITH 5 BEDROOMS AND 4 BATHROOMS WITH FRESH PAINT TOP TO BOTTOM AND LOW CONDO FEES NEW SHINGLES AND UPDATED HOT WATER TANK IN 2022. This home not only gives you bang for your buck, but you are perfectly located within walking distance to all schools from K-12, shopping, parks, and more. Inside this move-in-ready townhouse, you have a bright main level with a great kitchen space and dining nook, as well as a great room with a generous-sized living space. This main level continues with a bedroom and bathroom. Upstairs, you have 3 bedrooms and 2 full bathrooms. The Primary bedroom offers a full 4 pc ensuite and a walk-in closet. The fully finished basement has more living space that includes your 5th bedroom, a full bathroom, and a family room. With over 1600 sq ft of living space, this turn-key opportunity also features a backyard and 2 car parking. Call today for your personal tour.

Built in 2008

## Essential Information

MLS® #	A2206925
Price	\$269,888
Bedrooms	5
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,150
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	26, 187 Millennium Gate
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P3

### **Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Driveway, Parking Pad

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	82
Zoning	R2-1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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