

\$229,888 - 25, 187 Millennium Gate, Fort McMurray

MLS® #A2220841

\$229,888

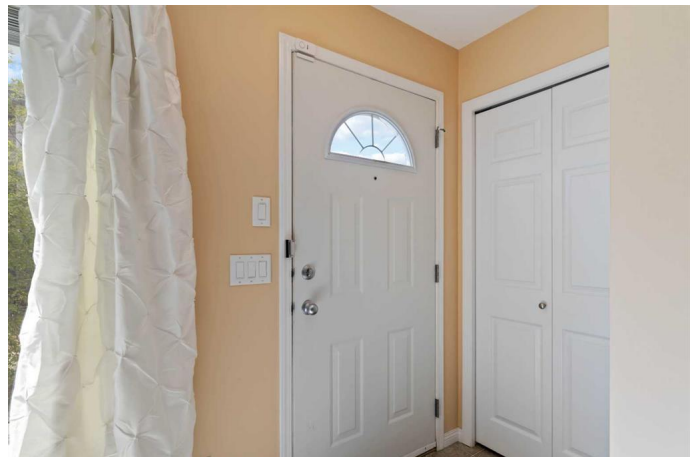
2 Bedroom, 2.00 Bathroom, 894 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

STOP PAYING RENT AND OWN AT AN AFFORDABLE PRICE! END UNIT, NEW SHINGLES, FRESHLY PAINTED THROUGHOUT AND IMMEDIATE OCCUPANCY ! This complex is under NEW PROPERTY MANAGEMENT and is well managed and has no insurance issues and has one of the lowest condo fees in the city! This townhouse is located IN A PRIME location walking distance to two elementary schools, park, shopping and site and transit bus stops. The exterior of this home offers 2 car parking and a energized plug in outlet for your car. Inside this open concept home you have a Super clean and well cared for home offering a kitchen with upgraded stainless appliances., ample cupboard and counter top space. There is a front living room and dining nook area. The main level also features a 2 pc powder room. Upstairs you 2 large bedrooms, master bedroom featuring a walk in closet. The upper level offers a full 4 pc bathroom. The basement awaits future development which could include a 4 bathroom, bedroom and family room. This home has been recently painted on the main and upper level. In addition home and carpets have been professionally cleaned. This home is move in ready at an affordable price. Condo fees are \$367.00 and include water, sewer, exterior insurance, garbage pick up and common area Maintenance. Call today for your personal tour.

Built in 2008



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2220841 |
| Price | \$229,888 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 894 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Townhouse |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 25, 187 Millennium Gate |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0P3 |

Amenities

| | |
|----------------|---|
| Amenities | Park, Picnic Area, Playground |
| Utilities | Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection |
| Parking Spaces | 2 |
| Parking | Driveway, None, Plug-In |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Laminate Counters, Pantry, See Remarks |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Other, Playground, Private Entrance |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle, Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 42 |
| Zoning | R2-1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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