

# \$249,000 - 25, 100 Millennium Gate, Fort McMurray

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MLS® #A2224465

**\$249,000**

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

First-time homebuyersâ€™this is the one you've been waiting for! This beautifully maintained end-unit townhouse is move-in ready and full of value! Boasting 4 bedrooms (including one conveniently located on the main floor, 2.5 bathrooms and parking for two vehicles at the back this home has ample space AND faces a playground & courtyard

Step inside from the back entrance into a bright, clean kitchen and dining area featuring white cabinetry, a stainless-steel fridge and stove, and gorgeous laminate flooring. Adjacent to the kitchen is a versatile main-floor bedroomâ€™perfect as a home office, den, or playroom.

As you move toward the front of the home, you'll find a spacious, sunlit living room with a large window overlooking the courtyard, playground, and shared clubhouse. Just off the living room, near the front entry, is a convenient half bath and a generously sized coat closet.

Upstairs, retreat to your serene primary suiteâ€™large enough for a king-size bedroom setâ€™with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and a second full bathroom complete the upper level.

The unfinished basement is home to the laundry and offers endless potentialâ€™whether you utilize it as is for a gym or playroom OR develop it to your liking to add more living space and increase the value and equity in your home.



Out back, enjoy a private BBQ area, parking for two with an energized plug, and a touch of charm with a flowering crab apple tree. Located in a prime location, this home is walking distance to schools, parks, playgrounds, shopping, salons, restaurants, transit and more! With low condo fees of just \$387/month, this is an unbeatable opportunity to escape the rental cycle and invest in your future!

Built in 2008

### Essential Information

MLS® #	A2224465
Price	\$249,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	25, 100 Millennium Gate
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0K3

### Amenities

Amenities	Clubhouse, Parking, Party Room, Playground, Visitor Parking
Parking Spaces	2

Parking	Parking Pad
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### Interior

Interior Features	See Remarks, Storage, Walk-In Closet(s)
Appliances	Microwave, Oven, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Courtyard, Playground
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Fruit Trees/Shrub(s), See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 25th, 2025
Days on Market	27
Zoning	R2-1

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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