

# \$260,000 - 44, 313 Millennium Drive, Fort McMurray

---

MLS® #A2184660

**\$260,000**

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Welcome to your new home! This stunning townhouse offers over 1700 sq ft of finished space and includes an attached garage. With three spacious bedrooms, this home is designed for comfort and convenience.

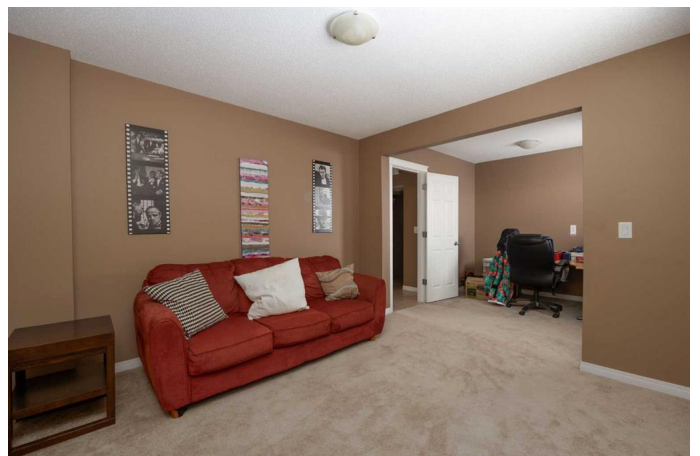
The main floor boasts an open layout with a generous living area and a cozy gas fireplace, complemented by cabinets. The expansive kitchen is perfect for cooking enthusiasts, equipped with stainless steel appliances and ample cabinetry.

Additionally, a versatile multi-use room with a separate entrance. The basement provides extra storage and is ready for your personal touch. Located in the peaceful Millennium Gardens neighborhood, youâ€™re close to schools, parks, and various amenities. This move-in-ready property is available for quick possession. Donâ€™t miss outâ€”schedule your showing today!

Built in 2009

## Essential Information

MLS® #	A2184660
Price	\$260,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,572
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	44, 313 Millennium Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0M2

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 1st, 2025
Days on Market	216
Zoning	R2-1

## **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.