



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

30, 100 Millennium Gate
Fort McMurray, Alberta

MLS # A2228484



\$239,900

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,099 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Owned, Parkade, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Stove, Range Hood, Refrigerator, Washer, Dryer

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, don't miss your chance to make it yours! Condo fee includes Ground Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and Water.