



**GRASSROOTS**  
REALTY GROUP

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3, 187 Millennium Gate  
Fort McMurray, Alberta

MLS # A2236415



**\$275,000**

Division:	Timberlea		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,280 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 377
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Deep Freezer, Garden Shed, Fireplace, BBQ.

Welcome to 3-187 Millennium Gate: This pristine, move-in ready end-unit townhouse offers five bedrooms, four bathrooms, and an unbeatable location directly across from a playground and just steps to schools, bus stops, and the many amenities of Timberlea—grocery stores, banks, restaurants, and more right at your doorstep. Step inside to find brand new luxury vinyl plank flooring in a soft white oak tone and fresh paint throughout the top two floors, giving the home a modern, airy feel. The main level features a spacious living room at the front of the home, filled with natural light and offering direct access to a convenient two-piece bathroom. The kitchen is thoughtfully designed with white cabinetry, a large peninsula perfect for meal prep and casual dining, and a generous dining area for gathering with friends and family. A main floor bedroom with a closet adds flexibility—perfect as a guest room or home office. Upstairs, three well-proportioned bedrooms and two full bathrooms provide a private retreat for the family. The primary bedroom is complete with a walk-in closet and its own four-piece ensuite, while the two additional bedrooms share a second four-piece bathroom. The fully developed basement adds even more living space, with a large family room, a fifth bedroom featuring its own two-piece ensuite, and a laundry area tucked into the utility room, which also includes a deep freezer for added storage. One of the most charming features of this property is the landscaped backyard—low-maintenance and designed for relaxation, with garden beds along one side, a walking path to the two-car driveway, and a private deck perfect for enjoying the afternoon sun. With immediate possession available and located in a quiet, family-oriented area, this beautiful townhome is ready for new owners. Schedule your private tour today.

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