



GRASSROOTS
REALTY GROUP

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26, 187 Millennium Gate
Fort McMurray, Alberta

MLS # A2237025



\$249,888

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,269 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer

RARE OPPORTUNITY IN THE COMPLEX OF MEADOW GARDEN VILLAGE, AN END UNIT WITH 5 BEDROOMS AND 4 BATHROOMS WITH FRESH PAINT TOP TO BOTTOM AND LOW CONDO FEES NEW SHINGLES AND UPDATED HOT WATER TANK IN 2022. This home not only gives you bang for your buck, but you are perfectly located within walking distance to all schools from K-12, shopping, parks, and more. Inside this move-in-ready townhouse, you have a bright main level with a great kitchen space and dining nook, as well as a great room with a generous-sized living space. This main level continues with a bedroom and bathroom. Upstairs, you have 3 bedrooms and 2 full bathrooms. The Primary bedroom offers a full 4 pc ensuite and a walk-in closet. The fully finished basement has more living space that includes your 5th bedroom, a full bathroom, and a family room. With over 1600 sq ft of living space, this turn-key opportunity also features a backyard and 2 car parking. Call today for your personal tour.