



GRASSROOTS
REALTY GROUP

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25, 187 Millennium Gate
Fort McMurray, Alberta

MLS # A2265664



\$219,888

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	894 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, None, Plug-In		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle, Shingle	Condo Fee:	\$ 367
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Pantry, See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, shelving in the basement

STOP PAYING RENT AND OWN AT AN AFFORDABLE PRICE! END UNIT, NEW SHINGLES, FRESHLEY PAINTED THROUGHOUT AND IMMEDIATE OCCUPANCY ! This complex is under NEW PROPERTY MANAGEMENT and is well managed and has no insurance issues and has one of the lowest condo fees in the city! This townhouse is located IN A PRIME location walking distance to two elementary schools, park, shopping and site and transit bus stops. The exterior of this home offers 2 car parking and a energized plug in outlet for your car. Inside this open concept home you have a Super clean and well cared for home offering a kitchen with upgraded stainless appliances., ample cupboard and counter top space. There is a front living room and dining nook area. The main level also features a 2 pc powder room. Upstairs you 2 large bedrooms, master bedroom featuring a walk in closet. The upper level offers a full 4 pc bathroom. The basement awaits future development which could include a 4 bathroom, bedroom and family room. This home has been recently painted on the main and upper level. In addition home and carpets have been professionally cleaned. This home is move in ready at an affordable price. Condo fees are \$367.00 and include water, sewer, exterior insurance, garbage pick up and common area Maintenance. Call today for your personal tour.