



GRASSROOTS
REALTY GROUP

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**13, 313 Millennium Drive
Fort McMurray, Alberta**

MLS # A2268695



\$269,000

Division:	Timberlea		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,719 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Step inside to an open concept main floor featuring a beautiful kitchen with stainless steel appliances, a wraparound breakfast bar, tiled floors, and plenty of cabinets. The living area includes a gas fireplace with built-in shelving, hardwood floors, and direct access to the back deck, perfect for relaxing or barbecuing. The main level also includes a two-piece powder room and laundry. Upstairs, there are three large bedrooms including a spacious primary suite with a walk-in closet and full ensuite. Pot lighting, Hunter Douglas blinds, and quality finishes give this home a warm and welcoming feel. The entry level features a flex room or fourth bedroom with a full bathroom and separate entrance, ideal for guests, extended family, or rental income. The basement is undeveloped and ready for future ideas. Additional highlights include a single attached garage, central vacuum, and low maintenance living with condo fees that cover water, sewer, snow removal, insurance, and reserve fund contributions. Located in the heart of Timberlea, close to schools, parks, walking trails, and shopping. Family friendly location close to amenities. Book your viewing today because in-person is much better than the pictures.