



GRASSROOTS
REALTY GROUP

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

26, 187 Millennium Gate
Fort McMurray, Alberta

MLS # A2286548



\$245,000

Division:	Timberlea		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,150 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Floor Furnace, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 377
LLD:	-
Zoning:	R2-1
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer/dryer, all window blinds

FANTASTIC 5 bedroom, 3.5 bath townhome/condo is AMAZING Value. Surrounded with newer laminate flooring (no carpet), freshly painted throughout. Upper floor features 3 bedrooms, and 2 bathrooms, with the primary bedroom having its own bathroom. The main floor features a beautiful white kitchen with dining room with garden door leading to your back yard and parking. The main floor also features 2 PC Bathroom and 4th bedroom. The basement is developed with bedroom, family room and bathroom. If you are looking for something that won't break the bank, then come check out this beauty and START PACKING! Say YES to the address and call now!