



**84, 313 Millennium Drive
Fort McMurray, Alberta**

MLS # A2287054

\$224,900



Division:	Timberlea		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,528 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R2-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER/DRYER

Beautiful townhome/condo in the heart of Timberlea. As you enter the spacious foyer directly in front of you is a flex room which could be a 4th bedroom or family room for extra living space, with its own separate entrance, great for the savvy buyer. The 2nd floor features a 2 pc powder room, spacious living room with gas fireplace and garden door leading to your private balcony deck and is open concept to the dining and kitchen space with eat up island. A great space for hosting family dinners and entertaining friends. The 3rd floor features 3 good size bedrooms, and two full baths, with the primary bedroom having its own walk in closet and ensuite bathroom.