



**41, 441 Millennium Drive  
Fort McMurray, Alberta**

**MLS # A2291446**



**\$385,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,573 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 464
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** GARAGE HEATER, BASEMENT FRIDGE, WASHER/DRYER, MICROWAVE, HOUSE KEY, MAIL KEY, GARAGE REMOTE.

Welcome to 441-41 Millennium Drive in Timberlea. This well maintained corner unit home offers extra yard space, and a heated double attached garage (19X27) also driveway parking. Featuring 5 bed rooms and 3.5 bathrooms, the open concept main floor showcases tile flooring paired with dark hardwood, a full kitchen with stainless steel appliances, granite counter tops, and lots of cupboard space, a spacious dining area with a bright living room with convenient access to the out door space. Upstairs offer four bedrooms, full bathroom, primary bedroom offers private ensuite with walk in closet and built in storage. The basement offers separate entrance with a full bathroom, own laundry and kitchenette offering flexibility for guest space. Additional highlights include central A/C and hot water on demand. Corner unit lot with no neighbours behind. Don't miss your chance to own this family friendly home in a prime location, close to schools, shopping, parks and everyday amenities. Schedule your private showing today!