



GRASSROOTS
REALTY GROUP

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44, 313 Millennium Drive
Fort McMurray, Alberta

MLS # A2184660



\$260,000

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,572 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.00 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: FURNITURE negotiable

Welcome to your new home! This stunning townhouse offers over 1700 sq ft of finished space and includes an attached garage. With three spacious bedrooms, this home is designed for comfort and convenience. The main floor boasts an open layout with a generous living area and a cozy gas fireplace, complemented by cabinets. The expansive kitchen is perfect for cooking enthusiasts, equipped with stainless steel appliances and ample cabinetry. Additionally, a versatile multi-use room with a separate entrance. The basement provides extra storage and is ready for your personal touch. Located in the peaceful Millennium Gardens neighborhood, you're close to schools, parks, and various amenities. This move-in-ready property is available for quick possession. Don't miss out—schedule your showing today!