



100 Millennium Gate Fort McMurray Alberta

\$237,500

LOW CONDO FEE, PARK FACING, WALKING DISTANCE TO SCHOOLS, BUS STOP WITHIN 1 MINUTE WALKING, GROCERIES CLOSE BY, RENOVATED, FINISHED BASEMENT, and the list goes on... Step into your DREAM STARTER HOME nestled in the desirable and well-managed MILLENNIUM GATE in Timberlea. This charming 2-story TOWNHOUSE boasts an abundance of space, perfect for growing families or those seeking room to spread out. Enjoy the convenience of being within walking distance to St. Martha & Christina Gordon ELEMENTARY SCHOOLS, public transit, SHOPPING, parks, and other amenities. The MAIN FLOOR welcomes you with its BRIGHT and airy OPEN CONCEPT layout, featuring SPACIOUS living and dining areas, a well-appointed KITCHEN with ample countertops & cabinets & STAINLESS STEEL Appliances, raised bar height countertop, and a convenient 2-piece POWDER ROOM. THE FRONT DOOR OPEN TO A community PARK and the BACK door leads to the BACKYARD with two POWERED PARKING STALLS. Upstairs, two bedrooms await, including a Primary bedroom with a WALK-IN CLOSET, while the fully finished BASEMENT offers versatility with an additional BATHROOM and recreation space that can be used as a THIRD BEDROOM. Laundry in the basement with ample storage space in the utility room. This BUDGET FRIENDLY townhouse offers both COMFORT AND CONVENIENCE, making it the perfect choice for savvy buyers. THE HOT WATER TANK is new from December 2022. THE CONDO FEE INCLUDES Ground Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and Water. Amenities in the area are Registry, Independent grocery store, banks, food stores, 2 elementary schools (Christina Gordon and St. Martha), 2 high schools (Holy Trinity and McTavish), bus stops, playgrounds, clubhouse, and parks. The owner is a licensed realtor in the province of Alberta. Don't miss your chance to own this home today! (id:6769)

Recreational, Games room 15.08 Ft x 10.00 Ft

Laundry room 5.25 Ft x 11.17 Ft

Furnace 14.92 Ft x 3.00 Ft

4pc Bathroom 7.00 Ft x 5.00 Ft

Living room 12.83 Ft x 10.42 Ft

Dining room 5.83 Ft x 11.25 Ft

Kitchen 10.42 Ft x 11.42 Ft

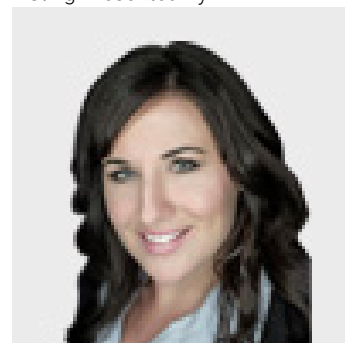
2pc Bathroom 5.00 Ft x 4.92 Ft

Primary Bedroom 15.08 Ft x 11.25 Ft

Bedroom 11.42 Ft x 12.83 Ft

4pc Bathroom 5.08 Ft x 7.42 Ft

Listing Presented By:



Originally Listed by:
EXP REALTY

RE/MAX

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