



100 Millennium Gate Fort McMurray Alberta

\$229,500

PARK FACING, STEPS FROM SCHOOLS & BUS STOPS, RENOVATED, MOVE-IN-READY with central AIR CONDITIONING this charming 2-story townhouse in Millennium Gate boasts LOW CONDO FEES and abundant space, perfect for growing families. Enjoy the convenience of being within walking distance to St. Martha & Christina Gordon ELEMENTARY SCHOOLS, public transit, SHOPPING, parks, and 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 and STAINLESS STEEL Appliances, and a convenient 2-piece POWDER ROOM. PARK-FACING front entry and BACK entry leading to the BACKYARD with two POWERED PARKING STALLS. Upstairs, two bedrooms await, including a Primary bedroom with a WALK-IN CLOSET, and a 2nd bedroom. The fully finished BASEMENT has a full BATHROOM and recreation space that can be used as a 3RD BEDROOM. The LAUNDRY room in the basement has tons of storage space. This AFFORDABLE townhouse offers both comfort and convenience, making it the perfect place to call home for a new family seeking affordability without compromise. The carpet and hot water tank is new from 2022. The Condo fee includes Ground Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and Water. One of the sellers is a licensed realtor in the province of Alberta. (id:6769)

4pc Bathroom 7.00 Ft x 5.00 Ft

Recreational, Games room 15.08 Ft x 10.00 Ft

Laundry room 5.25 Ft x 11.17 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Dining room 5.83 Ft x 11.25 Ft

Living room 12.83 Ft x 10.42 Ft

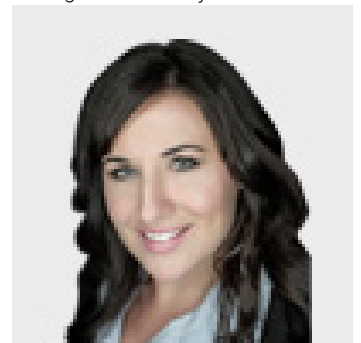
Kitchen 10.25 Ft x 11.00 Ft

Primary Bedroom 15.08 Ft x 11.25 Ft

4pc Bathroom 5.08 Ft x 7.42 Ft

Bedroom 11.42 Ft x 12.83 Ft

Listing Presented By:



Originally Listed by:
EXP REALTY

RE/MAX

RE/MAX Fort McMurray

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