



313 Millennium Drive Fort McMurray Alberta

\$205,000

Nestled in the heart of Timberlea, Fort McMurray, this 1,700 square foot townhouse embodies the fusion of convenience and modernity that investor-savvy minds and first-time homeowners dream about. It's a retreat designed for those who appreciate the seamless blend of functionality and style, a place where every square foot has been optimized for living life to its fullest. Offers will be reviewed starting Feb 1, 2024. Property sold as is where is. Step into the entry-level family room, a versatile space perfect for cozy family movie nights or hosting lively game-day gatherings. This is where memories wait to be made, a blank canvas for your life's most cherished moments. Ascend to the main living area and be welcomed by a living room that sings with natural light from bright windows, harmonizing with the warmth of the inviting fireplace. It's a space where stories will be shared and laughter will resonate, all against the backdrop of the flickering flames. The heart of this home beats in the open concept kitchen and dining area, where culinary adventures await. With an abundance of cupboard and counter space, this kitchen is a haven for both the seasoned chef and the weekend gourmet. The dining area, which flows effortlessly from the kitchen, is where feasts will be devoured and toasts will be made in the company of friends and family. On the upper floor, the master bedroom serves as a sanctuary for the soul. With a generous walk-in closet, it's a personal haven designed for both rest and rejuvenation. The ensuite, a 4-piece delight, provides a spa-like experience each day, a place to wash away the cares of the world in tranquility. Two additional bedrooms offer a restful escape for family or guests, each reflecting the home's dedication to comfort and ease. The main bathroom, another 4-piece gem, ensures that luxury is never more than a few steps away. With a single a...

2pc Bathroom .00 Ft x .00 Ft

Dining room 8.42 Ft x 13.50 Ft

Kitchen 11.00 Ft x 11.08 Ft

Living room 11.00 Ft x 17.58 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 8.42 Ft x 9.83 Ft

Bedroom 11.00 Ft x 11.83 Ft

Primary Bedroom 11.00 Ft x 11.92 Ft

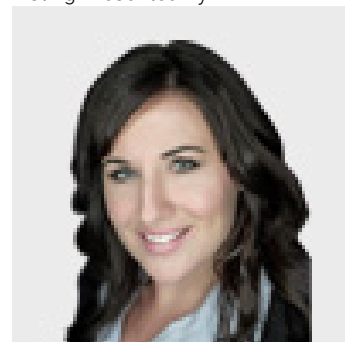
Furnace 20.08 Ft x 14.58 Ft

Family room 11.00 Ft x 20.17 Ft

Family room 8.42 Ft x 9.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

<http://www.soldbymelanie.ca>

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net