



## 313 Millennium Drive Fort McMurray Alberta

\$268,000

OVER 1700 SQFT of finished area, ATTACHED GARAGE, 3 BEDROOMS WITH THEIR OWN ATTACHED BATHROOMS, MASSIVE KITCHEN WITH RAISED COUNTERTOPS FOR THE BAR STOOLS, STAINLESS STEEL APPLIANCES, FIREPLACE WITH EXTRA CABINETS, HIGH-END LAUNDRY MACHINES, AND LIST GOES ON... WELCOME HOME, This gorgeous townhouse is move-in-ready and is located in a quiet neighborhood of Millennium Gardens in Timberlea. Close to schools, parks, bus stops, groceries, gas stations, and other amenities. The main floor includes access to a single attached garage and a multi-use room with a four-piece ensuite bathroom. This room can be used as a mortgage helper as it has a separate entrance from the rear door. The main level's open floor plan showcases a roomy living area with hardwood flooring, a gas fireplace, and custom built-in cabinets. The dining area extends to a southwest-facing balcony, offering the perfect setting to enjoy sunlight throughout the day. The spacious kitchen is a chef's paradise, featuring abundant cabinetry, ample counter space, and gleaming stainless steel appliances. A two-piece bath and stackable LG laundry machines complete this level. Upstairs, discover two generously sized bedrooms, each with its own ensuite and walk-in closet. The larger bedroom boasts a staggered layout, offering additional space for a cozy seating area. The basement provides generous storage space and is ready for you to personalize and transform into your ideal retreat. The property is vacant and ready for its new owners. Quick possession is available. View the 360 walkthrough and schedule your showing today! (id:6769)

2pc Bathroom 5.25 Ft x 3.75 Ft

Dining room 9.17 Ft x 10.83 Ft

Kitchen 11.00 Ft x 16.08 Ft

Living room 10.67 Ft x 12.83 Ft

4pc Bathroom 8.58 Ft x 9.75 Ft

4pc Bathroom 4.83 Ft x 7.83 Ft

Bedroom 10.92 Ft x 11.58 Ft

Primary Bedroom 20.00 Ft x 13.00 Ft

4pc Bathroom 4.92 Ft x 7.67 Ft

Bedroom 14.42 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Fort McMurray**

9919 Biggs Avenue, Fort  
McMurray, AB,

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