

\$259,000 - 25, 100 Millennium Gate, Fort McMurray

MLS® #A2224465

\$259,000

4 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

First-time homebuyersâ€™this is the one you've been waiting for! This beautifully maintained end-unit townhouse is move-in ready and full of value! Boasting 4 bedrooms (including one conveniently located on the main floor, 2.5 bathrooms and parking for two vehicles at the back this home has ample space AND faces a playground & courtyard

Step inside from the back entrance into a bright, clean kitchen and dining area featuring white cabinetry, a stainless-steel fridge and stove, and gorgeous laminate flooring. Adjacent to the kitchen is a versatile main-floor bedroomâ€™perfect as a home office, den, or playroom.

As you move toward the front of the home, you'll find a spacious, sunlit living room with a large window overlooking the courtyard, playground, and shared clubhouse. Just off the living room, near the front entry, is a convenient half bath and a generously sized coat closet.

Upstairs, retreat to your serene primary suiteâ€™large enough for a king-size bedroom setâ€™with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and a second full bathroom complete the upper level.

The unfinished basement is home to the laundry and offers endless potentialâ€™whether you utilize it as is for a gym or playroom OR develop it to your liking to add more living space and increase the value and equity in your home.



Out back, enjoy a private BBQ area, parking for two with an energized plug, and a touch of charm with a flowering crab apple tree. Located in a prime location, this home is walking distance to schools, parks, playgrounds, shopping, salons, restaurants, transit and more! With low condo fees of just \$387/month, this is an unbeatable opportunity to escape the rental cycle and invest in your future!

Built in 2008

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2224465 |
| Price | \$259,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,165 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 25, 100 Millennium Gate |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0K3 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Parking, Party Room, Playground, Visitor Parking |
| Parking Spaces | 2 |

| | |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks, Storage, Walk-In Closet(s) |
| Appliances | Microwave, Oven, Range Hood, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Courtyard, Playground |
| Lot Description | Backs on to Park/Green Space, Close to Clubhouse, Fruit Trees/Shrub(s), See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 25th, 2025 |
| Days on Market | 2 |
| Zoning | R2-1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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