

\$375,000 - 11, 441 Millennium Drive, Fort McMurray

MLS® #A2269235

\$375,000

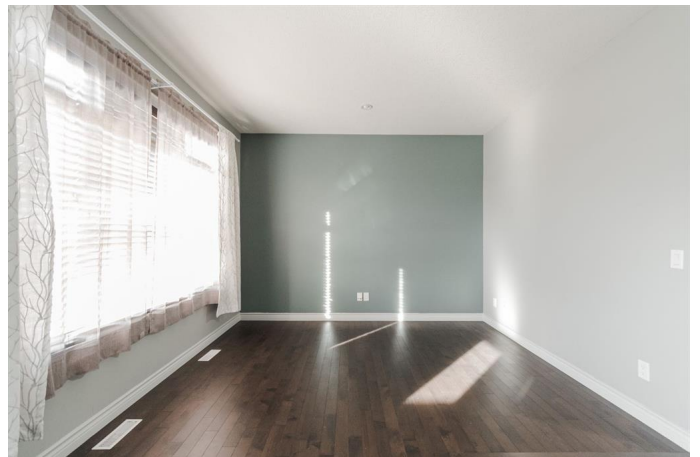
3 Bedroom, 3.00 Bathroom, 1,563 sqft
Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Open House: Saturday, November 8th
12:00pm - 2:00pm | Welcome to 11-441 Millennium Drive, a beautifully maintained townhouse offering an exceptional blend of comfort, style, and convenience. This two-storey home stands out with a rare attached double garage and driveway parking for two, all perfectly situated in a quiet and family-friendly complex that backs onto a playground, open green space, and scenic walking trails. Offering immediate possession and in pristine condition, this home is ready for its next owner to move in and enjoy.

The inviting main level features a bright open layout with high ceilings, rich hardwood floors, and plenty of natural light. The kitchen is both stylish and functional, featuring quartz countertops, stainless steel appliances, under-cabinet lighting, a tile backsplash, and tile flooring for easy maintenance. The open-concept living and dining area provides direct access to the back deck, where you can relax overlooking the field or tend to your raised garden boxes, which are included with the property.

Upstairs, you'll find two spacious bedrooms and a conveniently located laundry area. The primary suite offers a walk-in closet, room for a king-sized bed, and a beautiful five-piece ensuite with double sinks, quartz counters, and built-in linen closet. The second and third bedrooms are also generous in size and features custom built-in closet organizers. The four-piece main bathroom and upper



hallway continue the home's cohesive style, with quartz counters and quality finishes throughout.

The unfinished basement provides excellent storage or workspace with usable space that has previously served as a hobby room.

Additional highlights include hot water on demand, a high-efficiency furnace and central a/c. The attached garage includes a water tap and space for additional storage, and the condo fees include water, sewer, lawn care, and snow removal.

Set in a fantastic location close to schools, shopping, restaurants, and all the amenities of Eagle Ridge and Timberlea, this townhouse offers the perfect balance of low-maintenance living and the comfort of a traditional home.

With immediate possession available, 11-441 Millennium Drive is move-in ready and offers incredible value for those looking for a quiet, family-oriented setting with all the conveniences nearby. Schedule your private showing today.

Built in 2015

Essential Information

MLS® #	A2269235
Price	\$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,563
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	11, 441 Millennium Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M7

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Side By Side
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Zoning	R2-1

Listing Details

Listing Office	The Agency North Central Alberta
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