

# \$249,000 - 25, 100 Millennium Gate, Fort McMurray

---

MLS® #A2224465

**\$249,000**

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	\$249,000
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	Visitor Parking, Clubhouse, Parking, Playground, Party Room
Parking Spaces	2

Parking	Parking Pad
---------	-------------

### Interior

Interior Features	See Remarks, Storage, Walk-In Closet(s)
Appliances	Microwave, Range Hood, Refrigerator, Oven
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	50
Zoning	R2-1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.