

# \$275,000 - 3, 187 Millennium Gate, Fort McMurray

MLS® #A2236415

## \$275,000

5 Bedroom, 4.00 Bathroom, 1,280 sqft  
Residential on 0.00 Acres

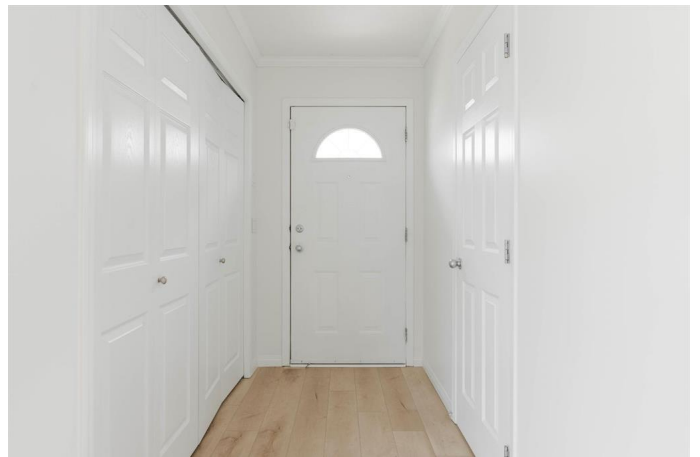
Timberlea, Fort McMurray, Alberta

Welcome to 3-187 Millennium Gate: This pristine, move-in ready end-unit townhouse offers five bedrooms, four bathrooms, and an unbeatable location directly across from a playground and just steps to schools, bus stops, and the many amenities of Timberlea—grocery stores, banks, restaurants, and more right at your doorstep.

Step inside to find brand new luxury vinyl plank flooring in a soft white oak tone and fresh paint throughout the top two floors, giving the home a modern, airy feel. The main level features a spacious living room at the front of the home, filled with natural light and offering direct access to a convenient two-piece bathroom. The kitchen is thoughtfully designed with white cabinetry, a large peninsula perfect for meal prep and casual dining, and a generous dining area for gathering with friends and family. A main floor bedroom with a closet adds flexibility—perfect as a guest room or home office.

Upstairs, three well-proportioned bedrooms and two full bathrooms provide a private retreat for the family. The primary bedroom is complete with a walk-in closet and its own four-piece ensuite, while the two additional bedrooms share a second four-piece bathroom.

The fully developed basement adds even more living space, with a large family room, a



fifth bedroom featuring its own two-piece ensuite, and a laundry area tucked into the utility room, which also includes a deep freezer for added storage.

One of the most charming features of this property is the landscaped backyardâ€”low-maintenance and designed for relaxation, with garden beds along one side, a walking path to the two-car driveway, and a private deck perfect for enjoying the afternoon sun.

With immediate possession available and located in a quiet, family-oriented area, this beautiful townhome is ready for new owners. Schedule your private tour today.

Built in 2008

**Essential Information**

MLS® #	A2236415
Price	\$275,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,280
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	3, 187 Millennium Gate
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo

Province	Alberta
Postal Code	T9K 0J1

### Amenities

Amenities	Parking, Trash
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	19
Zoning	R2-1

### Listing Details

Listing Office	The Agency North Central Alberta
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