

# \$219,999 - 25, 187 Millennium Gate, Fort McMurray

MLS® #A2220841

**\$219,999**

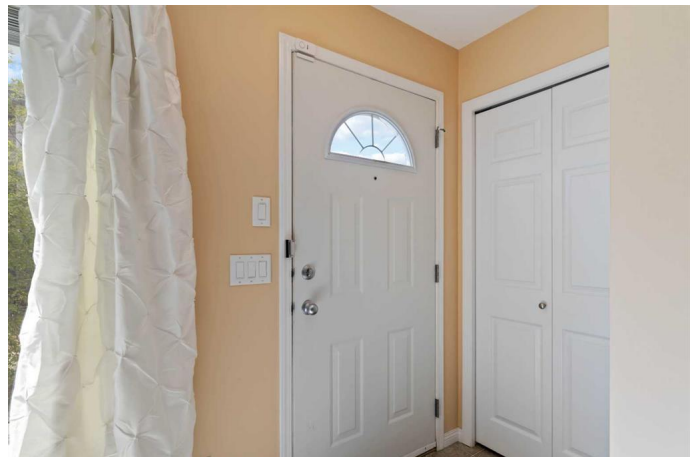
2 Bedroom, 2.00 Bathroom, 894 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

STOP PAYING RENT AND OWN AT AN AFFORDABLE PRICE! END UNIT, NEW SHINGLES, FRESHLY PAINTED THROUGHOUT AND IMMEDIATE OCCUPANCY ! This complex is under NEW PROPERTY MANAGEMENT and is well managed and has no insurance issues and has one of the lowest condo fees in the city! This townhouse is located IN A PRIME location walking distance to two elementary schools, park, shopping and site and transit bus stops. The exterior of this home offers 2 car parking and a energized plug in outlet for your car. Inside this open concept home you have a Super clean and well cared for home offering a kitchen with upgraded stainless appliances., ample cupboard and counter top space. There is a front living room and dining nook area. The main level also features a 2 pc powder room. Upstairs you 2 large bedrooms, master bedroom featuring a walk in closet. The upper level offers a full 4 pc bathroom. The basement awaits future development which could include a 4 bathroom, bedroom and family room. This home has been recently painted on the main and upper level. In addition home and carpets have been professionally cleaned. This home is move in ready at an affordable price. Condo fees are \$367.00 and include water, sewer, exterior insurance, garbage pick up and common area Maintenance. Call today for your personal tour.

Built in 2008



## Essential Information

MLS® #	A2220841
Price	\$219,999
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	894
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	25, 187 Millennium Gate
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P3

## Amenities

Amenities	Park, Playground, Picnic Area
Utilities	Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected
Parking Spaces	2
Parking	None, Driveway, Plug-In

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Pantry, See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Other, Private Entrance, Playground
Lot Description	Back Yard
Roof	Asphalt Shingle, Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	95
Zoning	R2-1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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