

# \$419,900 - 9, 441 Millennium Drive, Fort McMurray

MLS® #A2221007

**\$419,900**

3 Bedroom, 4.00 Bathroom, 1,537 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Welcome to The Woods. You do not want to miss this property. Meticulously kept home with pride of ownership shining through. Spacious front entry with marble tile. Kitchen is gorgeous with granite counter tops, stainless appliances and an island. Living room with hardwood floors and big windows allowing for plenty of light. The dinette is located off the kitchen and leads to a back deck. Enjoy the summer weather with view of the park and walking trails. . 2 piece bath and access to the garage complete the main level. Upstairs you will find a huge master bedroom with plenty of room for a king bedroom set, walk in closet with built in shelves and then the best feature is the ensuite bath with double vanities, granite counter tops and shower/tub. Add another 2 good size bedrooms and a 4 piece bath along with 2nd floor laundry. Basement is a great hide away for a teenager or someone who wants to commute. Full bath, rec room and wet bar . There is room for a 2nd washer/dryer combo. Stay cool in the summer months with A/C. This home is so well taken care of and it's move in ready. Call today to book your showing.

Built in 2015

## Essential Information

MLS® # A2221007

Price \$419,900



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,537
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9, 441 Millennium Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M6

### Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	8
Zoning	R2-1

**Listing Details**

Listing Office	3% REALTY FORT MCMURRAY
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