\$239,900 - 30, 100 Millennium Gate, Fort McMurray

MLS® #A2228484

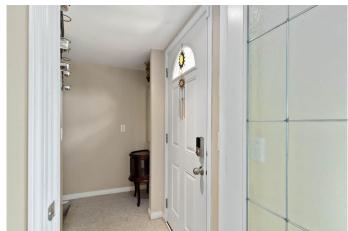
\$239,900

3 Bedroom, 3.00 Bathroom, 1,099 sqft Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 30-100 Millennium Gate: This AFFORDABLE and fully developed 3-bedroom townhouse is perfectly situated just STEPS AWAY from schools, parks, public transit and all the essential amenities. This is a WONDERFUL OPPORTUNITY for a growing family or first-time homebuyers to settle into a move-in-ready home in a family-friendly neighborhood, all with low condo fees of just \$387/month. Inside, you'II find a bright, well-maintained kitchen with an abundance of sleek white cabinetry, offering plenty of storage and prep space. The adjoining dining area is spacious enough for family dinners and casual gatherings alike. The main floor also includes a comfortable living room with durable laminate flooring and a convenient 2-piece powder room. Upstairs, the primary bedroom offers generous space along with a WALK-IN CLOSET featuring a built-in organizer. Two additional bedrooms and a full bathroom complete the upper level, providing a practical and family-friendly layout. The FULLY FINISHED BASEMENT provides even more room to spread out, with a large and inviting rec room that's ideal for relaxing, entertaining, or setting up a home office. You'II also find a wet bar and plenty of extra storage space. Out back, enjoy the DECK great for summer BBQs, morning coffee, or evening downtime. There is PARKING FOR TWO out back, along with a STORAGE SHED for your outdoor gear and extras. With its unbeatable location, thoughtful







layout, and low monthly condo fees, this home offers EXCEPTIONAL VALUE, don't miss your chance to make it yours! Condo fee includes Ground Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, and Water.

Built in 2008

Essential Information

MLS® # A2228484 Price \$239,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,099 Acres 0.00 Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 30, 100 Millennium Gate

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0K3

Amenities

Amenities Parking, Picnic Area, Playground, Park, Visitor Parking

Parking Spaces 2

Parking Off Street, Parking Pad, Driveway, Owned, Parkade, Stall

Interior

Interior Features Vinyl Windows

Appliances Refrigerator, Stove(s), Range Hood, Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Playground

Lot Description Front Yard, Lawn, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025

Days on Market 151

Zoning R2-1

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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.