

\$269,000 - 13, 313 Millennium Drive, Fort McMurray

MLS® #A2268695

\$269,000

4 Bedroom, 4.00 Bathroom, 1,719 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Step inside to an open concept main floor featuring a beautiful kitchen with stainless steel appliances, a wraparound breakfast bar, tiled floors, and plenty of cabinets. The living area includes a gas fireplace with built-in shelving, hardwood floors, and direct access to the back deck, perfect for relaxing or barbecuing. The main level also includes a two-piece powder room and laundry.

Upstairs, there are three large bedrooms including a spacious primary suite with a walk-in closet and full ensuite. Pot lighting, Hunter Douglas blinds, and quality finishes give this home a warm and welcoming feel.

The entry level features a flex room or fourth bedroom with a full bathroom and separate entrance, ideal for guests, extended family, or rental income. The basement is undeveloped and ready for future ideas.

Additional highlights include a single attached garage, central vacuum, and low maintenance living with condo fees that cover water, sewer, snow removal, insurance, and reserve fund contributions.

Located in the heart of Timberlea, close to schools, parks, walking trails, and shopping. Family friendly location close to amenities. Book your viewing today because in-person is much better than the pictures.



Built in 2011

Essential Information

MLS® #	A2268695
Price	\$269,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,719
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	13, 313 Millennium Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M2

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Zoning	R2-1

Listing Details

Listing Office	RE/MAX Connect
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