

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

MLS® #A2228484

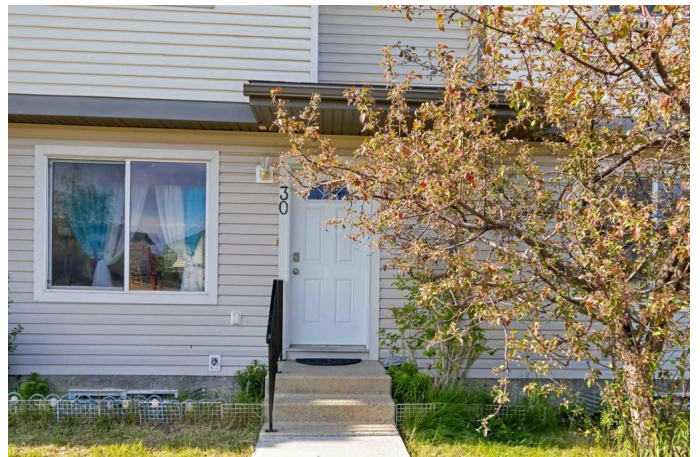
**\$239,900**

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'll 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'll 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, donâ€™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	Park, Parking, Picnic Area, Playground, Visitor Parking
Parking Spaces	2
Parking	Off Street, Parkade, Parking Pad, Stall, Driveway, Owned

**Interior**

Interior Features	Vinyl Windows
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Appliances	Range Hood, Refrigerator, Stove(s), 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	36
Zoning	R2-1

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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