

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

MLS® #A2228484

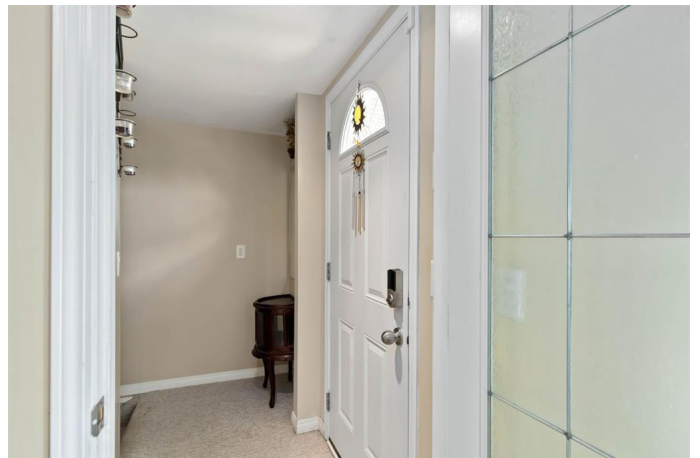
**\$239,900**

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, 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 | 127            |
| Zoning         | R2-1           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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