

\$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 this beautiful corner unit and instantly feel at home. The open concept main floor welcomes you with a modern kitchen featuring stainless steel appliances, a wraparound breakfast bar, tiled floors, and tons of cabinet space. The living area has rich hardwood floors, a cozy gas fireplace with built-in shelving, and direct access to the back deck, perfect for relaxing or throwing some burgers on the grill. You'll also find a convenient two-piece powder room and laundry tucked away on this level.

Upstairs are three large bedrooms, including a spacious primary suite with a walk-in closet and full ensuite. Pot lighting, Hunter Douglas blinds, and thoughtful finishes throughout make this home feel warm and inviting.

Downstairs, the entry level offers a flex room (or fourth bedroom) with its own full bathroom and separate entrance, ideal for guests, extended family, or even a rental setup. The basement is undeveloped, giving you the freedom to design it however you like.

Extras include a single attached garage, central vac, and the easy lifestyle that comes with condo living. Your fees cover water, sewer, snow removal, insurance, and reserve fund contributions, so you can focus on living, not maintenance.

Tucked in the heart of Timberlea, this corner



unit sits close to schools, parks, trails, and shopping. It's family friendly, bright, and full of potential. Photos look great, but this one truly shows better in person. Book your viewing today.

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
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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
Days on Market	15
Zoning	R2-1

Listing Details

Listing Office	RE/MAX Connect
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