

# \$239,900 - 118, 313 Millennium Drive, Fort McMurray

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MLS® #A2270249

**\$239,900**

4 Bedroom, 4.00 Bathroom, 1,566 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

FANTASTIC Opportunity knocks! Answer the door! This townhome/condo is not just a great buy but space for the entire family! 4 bedrooms and 3.5 bathrooms plus the basement is developed with an extra room, laundry and utility room. The main floor bedroom features its own private entrance and the 2nd floor features a huge kitchen open concept floor plan to the dining/living room with gas fireplace. The 3rd level features 3 bedrooms with the primary bedroom having its own ensuite bath. The attached single garage is great for parking or storing your toys. If you are looking for a great location in Timberlea, near schools, bus route, shopping and more then look no further! Call now to view. property is sold as is where is without any seller's warranties or representations.



Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2270249  |
| Price          | \$239,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,566     |
| Acres          | 0.00      |
| Year Built     | 2010      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 3 Storey      |
| Status   | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 118, 313 Millennium Drive |
| Subdivision | Timberlea                 |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9K 0M2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Open Floorplan             |
| Appliances        | See Remarks                |
| Heating           | Floor Furnace, Natural Gas |
| Cooling           | None                       |
| Fireplace         | Yes                        |
| # of Fireplaces   | 1                          |
| Fireplaces        | Gas                        |
| Has Basement      | Yes                        |
| Basement          | Full                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 12th, 2025 |
|-------------|---------------------|

|                |      |
|----------------|------|
| Days on Market | 6    |
| Zoning         | R2-1 |

## **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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