

**118, 313 Millennium Drive  
Fort McMurray, Alberta**

**MLS # A2270249**



**\$224,900**

**Division:** Timberlea

**Type:** Residential/Five Plus

**Style:** 3 (or more) Storey

**Size:** 1,566 sq.ft. **Age:** 2010 (16 yrs old)

**Beds:** 4 **Baths:** 3 full / 1 half

**Garage:** Single Garage Attached

**Lot Size:** -

**Lot Feat:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 550

**LLD:** -

**Zoning:** R2-1

**Utilities:** -

**Heating:** Floor Furnace, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Inclusions:** n/a

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.