

# \$165,000 - 31, 100 Millennium Gate, Fort McMurray

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MLS® #A2222226

## \$165,000

3 Bedroom, 2.00 Bathroom, 1,110 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this affordable 3-bedroom, 1.5-bathroom townhome, located in a prime location just steps from schools, shopping, parks, and essential amenities. Perfect for first-time buyers or investors, this home offers great value and convenience. Enjoy a bright and functional layout with a spacious living area that opens onto a private deck. The home faces the playground, offering extra green space right outside your door.

Downstairs, the full basement is a blank canvas awaiting your creative touch—ideal for a rec room, extra bedroom, or additional storage - there is plumbing rough in as well. Two dedicated parking spots are located at the rear for added ease. Don't miss this opportunity to own a well-located, family-friendly home with room to grow! Property is being sold as is/where is.



Built in 2008

## Essential Information

MLS® #	A2222226
Price	\$165,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,110
Acres	0.00

Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	31, 100 Millennium Gate
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0K3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other, Playground
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	5
Zoning	R2-1

### Listing Details



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