

84, 313 Millennium Drive  
Fort McMurray, Alberta

MLS # A2287054

# \$249,900



<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R2-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER/DRYER

Beautiful townhome/condo in the heart of Timberlea. As you enter the spacious foyer directly in front of you is a flex room which could be a 4th bedroom or family room for extra living space, with its own separate entrance, great for the savvy buyer. The 2nd floor features a 2 pc powder room, spacious living room with gas fireplace and garden door leading to your private balcony deck and is open concept to the dining and kitchen space with eat up island. A great space for hosting family dinners and entertaining friends. The 3rd floor features 3 good size bedrooms, and two full baths, with the primary bedroom having its own walk in closet and ensuite bathroom.