



GRASSROOTS
REALTY GROUP

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21, 313 Millennium Drive
Fort McMurray, Alberta

MLS # A2335365



\$259,900

Division:	Timberlea		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Welcome to Unit 21, 313 Millennium Drive! This well-maintained property is in great condition and offers over 1,700 square feet of living space, four bedrooms and four bathrooms. The main floor features one bedroom, access to the attached 20' x 10' garage. Upstairs, you'll find a bright, open-concept kitchen and living room with a cozy fireplace and access to the deck, creating the perfect space for relaxing or entertaining. The upper level also features three bedrooms, including a spacious primary bedroom with its own ensuite, along with an additional full bathroom. The basement provides plenty of storage space and excellent potential for future development. Complete with central air conditioning and a driveway parking stall, this home is move-in ready. Call today to schedule your personal showing!