

\$249,888 - 26, 187 Millennium Gate, Fort McMurray

MLS® #A2237025

\$249,888

5 Bedroom, 4.00 Bathroom, 1,269 sqft

Residential on 0.00 Acres

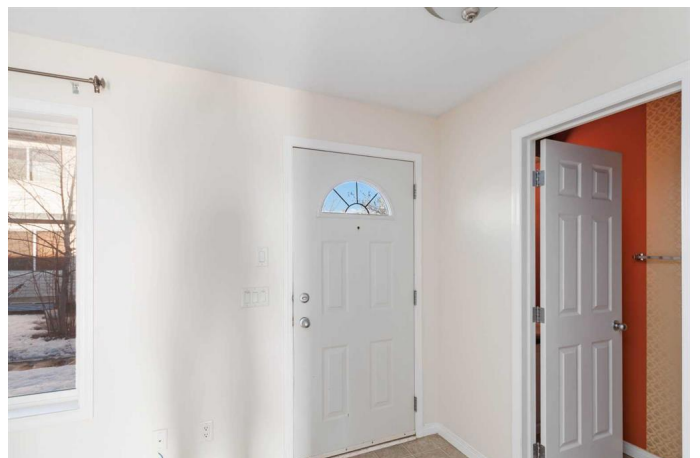
Timberlea, Fort McMurray, Alberta

RARE OPPORTUNITY IN THE COMPLEX OF MEADOW GARDEN VILLAGE, AN END UNIT WITH 5 BEDROOMS AND 4 BATHROOMS WITH FRESH PAINT TOP TO BOTTOM AND LOW CONDO FEES NEW SHINGLES AND UPDATED HOT WATER TANK IN 2022. This home not only gives you bang for your buck, but you are perfectly located within walking distance to all schools from K-12, shopping, parks, and more. Inside this move-in-ready townhouse, you have a bright main level with a great kitchen space and dining nook, as well as a great room with a generous-sized living space. This main level continues with a bedroom and bathroom. Upstairs, you have 3 bedrooms and 2 full bathrooms. The Primary bedroom offers a full 4 pc ensuite and a walk-in closet. The fully finished basement has more living space that includes your 5th bedroom, a full bathroom, and a family room. With over 1600 sq ft of living space, this turn-key opportunity also features a backyard and 2 car parking. Call today for your personal tour.

Built in 2008

Essential Information

MLS® #	A2237025
Price	\$249,888
Bedrooms	5
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,269
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	26, 187 Millennium Gate
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P3

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Driveway, Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	39
Zoning	R2-1

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.