\$269,000 - 13, 313 Millennium Drive, Fort McMurray

MLS® #A2268695

\$269,000

4 Bedroom, 4.00 Bathroom, 1,719 sqft Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Step inside to an open concept main floor featuring a beautiful kitchen with stainless steel appliances, a wraparound breakfast bar, tiled floors, and plenty of cabinets. The living area includes a gas fireplace with built-in shelving, hardwood floors, and direct access to the back deck, perfect for relaxing or barbecuing. The main level also includes a two-piece powder room and laundry.

Upstairs, there are three large bedrooms including a spacious primary suite with a walk-in closet and full ensuite. Pot lighting, Hunter Douglas blinds, and quality finishes give this home a warm and welcoming feel.

The entry level features a flex room or fourth bedroom with a full bathroom and separate entrance, ideal for guests, extended family, or rental income. The basement is undeveloped and ready for future ideas.

Additional highlights include a single attached garage, central vacuum, and low maintenance living with condo fees that cover water, sewer, snow removal, insurance, and reserve fund contributions.

Located in the heart of Timberlea, close to schools, parks, walking trails, and shopping. Family friendly location close to amenities. Book your viewing today because in-person is much better than the pictures.







Essential Information

MLS® # A2268695 Price \$269,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,719
Acres 0.00
Year Built 2011

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 13, 313 Millennium Drive

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0M2

Amenities

Amenities Parking, Visitor Parking

Parking Spaces 2

Parking Driveway, Single Garage Attached

of Garages 1

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement See Remarks

Exterior

Exterior Features Other

Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed November 3rd, 2025

Days on Market 1

Zoning R2-1

Listing Details

Listing Office RE/MAX Connect

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