

\$265,000 - 56, 313 Millennium Drive, Fort McMurray

MLS® #A2222519

\$265,000

4 Bedroom, 4.00 Bathroom, 1,741 sqft

Residential on 0.00 Acres

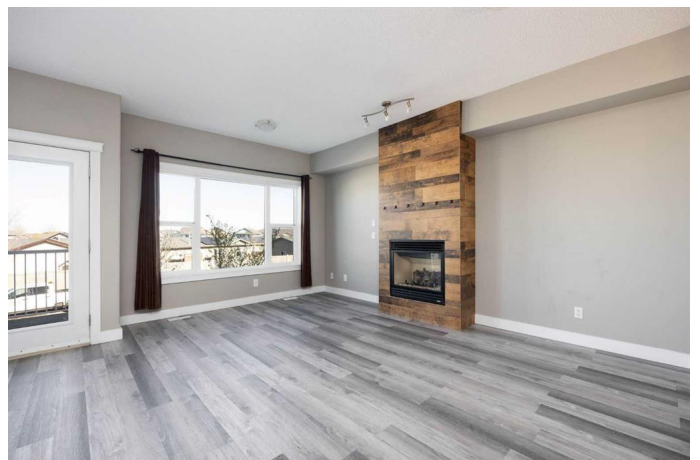
Timberlea, Fort McMurray, Alberta

Welcome to #56â€“313 Millennium Drive â€“ where style, warmth, and functionality meet in the heart of Timberlea.

This beautifully updated townhome offers a perfect blend of industrial charm and rustic character, featuring rich custom wood accents and durable vinyl plank flooring throughout. From the moment you walk in, youâ€™ll feel the care and creativity thatâ€™s gone into making this house a home.

The main floor is bright and airy with an open-concept layout that invites you to relax or entertain with ease. The spacious living room is anchored by a cozy gas fireplace set in a stunning faux wood feature surround, while the adjacent dining area easily fits a full-sized table and offers direct access to your private balconyâ€“ideal for BBQs or unwinding with your morning coffee. The kitchen is both functional and inviting, featuring an abundance of maple cabinetry, loads of counter space, and a raised breakfast bar for casual dining. A 2 piece powder room completes this level. Upstairs, youâ€™ll find three comfortable bedrooms and two full bathrooms. The primary suite feels like a peaceful retreat with its own walk-in closet (complete with laundry for ultimate convenience) and a fully renovated ensuite showcasing a modern oversized tiled shower with glass doors and sleek black accents. Itâ€™s the perfect balance of luxury and comfort.

Downstairs, this home truly shines with its versatile and fully developed lower level. With



its own private entrance through a covered patio (complete with built-in seating), this space is ideal for guests, roommates, a nanny, or even offers the potential to generate income. It features a large den with a custom-built loft bed, a rustic wet bar with wood countertop and bar seating, a renovated 3-piece bathroom, and a second set of laundry facilitiesâ€”making it a completely self-sufficient space thatâ€™s both cool and practical.

Additional thoughtful touches include central air conditioning to keep you comfortable through the summer, custom barn doors, built-in shelving, and a single attached garage so you'll never have to worry about parking or storage.

Tucked into a conveniently located complex, this home is just steps from fantastic schools (both elementary and secondary), public transit, trails, shops, restaurants, and all the everyday amenities that make Timberlea one of Fort McMurrayâ€™s most desirable neighbourhoods.

Whether you're looking for a stylish family home or a smart investment with flexible living spaceâ€”this one checks all the boxes.

Built in 2010

Essential Information

MLS® #	A2222519
Price	\$265,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,741
Acres	0.00
Year Built	2010
Type	Residential

Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	56, 313 Millennium Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
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Days on Market	12
Zoning	R2-1

Listing Details

Listing Office	EXP REALTY
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