

# **\$404,900 - 41, 441 Millennium Drive, Fort McMurray**

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MLS® #A2229021

**\$404,900**

5 Bedroom, 4.00 Bathroom, 1,581 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Attached Double Heated Garage! Corner Unit! Modern, Spacious & Move-In Ready! Welcome to #41, 441 Millennium Drive, a stunning 1,581 sq ft corner unit townhome that blends modern style with functional design. Featuring 5 bedrooms and 3.5 bathrooms, this well-appointed two-storey home is perfect for families or investment potential.

The bright, open-concept main level welcomes you with a living room that showcases rich hardwood flooring and a stylish feature wall, adding warmth and character to the space. The chef-inspired kitchen offers granite countertops, a center island, soft-close cabinetry, stainless steel appliances, and convenient access to the back deck—ideal for grilling or enjoying your morning coffee outdoors.

Upstairs, you'll find four spacious bedrooms, including a primary retreat complete with a walk-in closet and a spa-like ensuite featuring granite counters, a soaker tub, and a stand-up shower. A full 4-piece bathroom completes the upper level.

The fully developed basement has a separate entrance and includes a bedroom, full bath, its own laundry, and a rec room with wet bar—perfect for guests or the in-laws.

Additional upgrades include hot water on demand, central A/C, and a heated double



attached garage for year-round comfort and convenience.

Don't miss your chance to own this beautifully finished home in a prime location—schedule your private viewing today!

Built in 2014

**Essential Information**

MLS® #	A2229021
Price	\$404,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,581
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	41, 441 Millennium Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2Z4

**Amenities**

Amenities	Trash
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, M
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full,



**Exterior**

Exterior Features	None
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	None
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	95
Zoning	R2-1

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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