

\$399,900 - 41, 441 Millennium Drive, Fort McMurray

MLS® #A2229021

\$399,900

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	\$399,900
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	Finished, Full, Exterior Entry,



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	139
Zoning	R2-1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

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.