

# **\$295,000 - 117 Kodiak Crescent, Fort McMurray**

MLS® #A2211712

**\$295,000**

4 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Bear Ridge teems with energy, and 117 Kodiak Crescent is ready to be part of the action again! This half duplex is fully developed and would be an economical choice for anyone looking to get into the home buying market. With low condo fees and easy upkeep, this unit will please even the most discerning of buyers. Upon entering the main level from the double parking pad in front of the home, you are greeted with an inviting living space adorned with a gas fireplace that flows into the eat in kitchen, fully equipped with an island and corner pantry. Off the kitchen is a full sized deck that leads to the fully enclosed back yard, perfect for your four legged friends! The main level also offers a two piece powder room that conveniently doubles as the main floor laundry. Heading to the basement, there is one bedroom, a three piece bath with a standup shower, and another living room, complete with a fridge and sink, providing endless opportunities for entertaining friends. If it's privacy you're looking for, the separate entrance to the basement can be engaged by simply locking the door to the kitchen. Perfect if you have family on an extended stay! On the top level, are three generously sized bedrooms including the primary that has its own walk-in closet. The four piece bath and linen closet complete this floor. Within a one minute walk to the bus stop, great schools within walking distance, and the Birchwood Trails just across the main thoroughway, this is one property you don't



want passing you by. The price is on pointe, and the low, low condo fees make it an easy choice.

Built in 2002

### **Essential Information**

MLS® #	A2211712
Price	\$295,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	117 Kodiak Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2L9

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Recreation Facilities
Appliances	Central Air Conditioner, Dishwasher, Range, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Playground, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	30
Zoning	R1P

## Listing Details

Listing Office	People 1st Realty
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