

\$239,900 - 241 Kodiak Crescent, Fort McMurray

MLS® #A2221014

\$239,900

4 Bedroom, 2.00 Bathroom, 1,553 sqft

Residential on 0.07 Acres

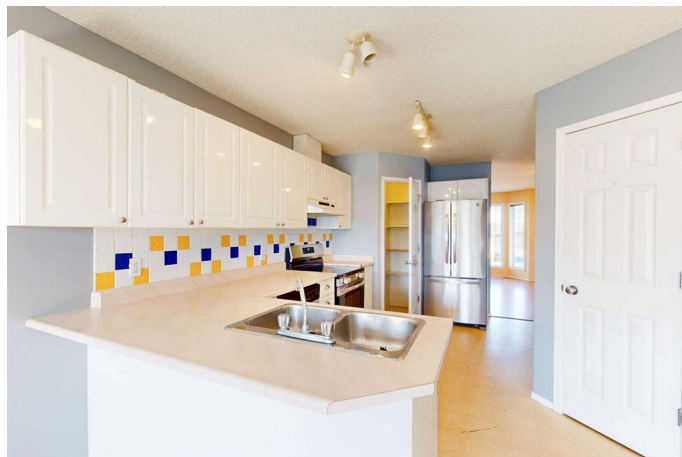
Timberlea, Fort McMurray, Alberta

Corner unit in Bear Ridge. With the right renovations, this home has a ton of potential. Large living area with a gas fireplace. Lots of sunshine coming through the living room with the big windows. Plenty of room in the kitchen/dining area and also has a corner pantry . Huge back deck off the dinette with a fully fenced back yard. There are 2 bedrooms and a full bath that complete the main level. The basement has a generous size rec room with 2 more bedrooms, 3rd bedroom has a walk in closet with a door that leads directly into a 4-piece bath. Laundry and storage are also located in the basement. Two parking stalls located in front of the unit. If you are looking for a fun project and love seeing the end result of all your hard work , then this unit is for you. Easy to show with a quick possession. Don't let this one pass you by.

Built in 2001

Essential Information

MLS® #	A2221014
Price	\$239,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,553
Acres	0.07
Year Built	2001



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	241 Kodiak Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2L8

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	1
Zoning	R1P

Listing Details

Listing Office 3% REALTY FORT MCMURRAY

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.