

# \$219,900 - 241 Kodiak Crescent, Fort McMurray

MLS® #A2221014

## \$219,900

4 Bedroom, 2.00 Bathroom, 1,553 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

REDUCED!!!! 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	\$219,900
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	64
Zoning	R1P

### Listing Details

Listing Office                    3% REALTY FORT MCMURRAY

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