

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

MLS® #A2221014

\$239,900

4 Bedroom, 2.00 Bathroom, 1,553 sqft

Residential on 0.07 Acres

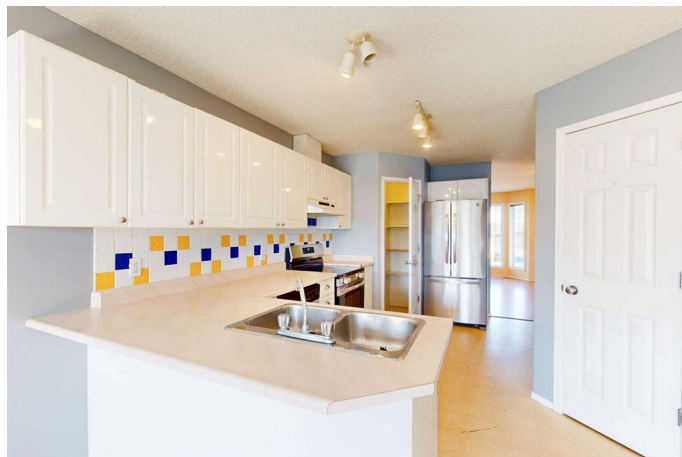
Timberlea, Fort McMurray, Alberta

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 | 7 |
| Zoning | R1P |

Listing Details

Listing Office 3% REALTY FORT MCMURRAY

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