

\$229,900 - 241 Kodiak Crescent, Fort McMurray

MLS® #A2221014

\$229,900

4 Bedroom, 2.00 Bathroom, 1,553 sqft

Residential on 0.07 Acres

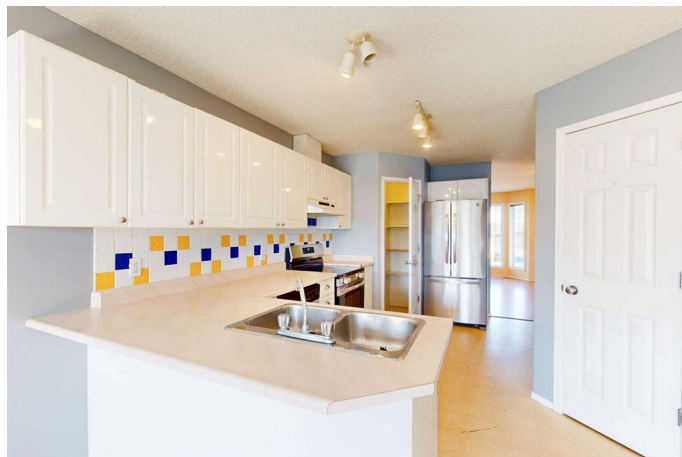
Timberlea, Fort McMurray, Alberta

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 | \$229,900 |
| 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 | 52 |
| Zoning | R1P |

Listing Details

Listing Office 3% REALTY FORT MCMURRAY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.