



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 KODIAK Crescent, Fort McMurray T9K 2L9**

MLS®#: **A2114654**

Area: **Timberlea**

Listing Date: **03/14/24**

List Price: **\$275,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Fort McMurray**

Abv Sqft:

**837**

Year Built:

**2001**

Low Sqft:

Ttl Sqft:

**837**

Lot Information

Lot Sz Ar:

**2,540 sqft**

Lot Shape:

DOM

**56**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Lawn**

**Driveway,Front Drive,Guest,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

**Concrete**

Flooring:

**Carpet,Vinyl,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat: **Breakfast Bar,Pantry,See Remarks,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`7" x 6`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 12`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 15`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`9" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>13`10" x 11`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`9" x 8`8"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 10`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 14`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`8" x 11`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`7" x 13`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$100**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R1P**

Legal Desc: **0124838**

Remarks

Pub Rmks: **ULTRA-LOW MAINTENANCE FEE OF ONLY \$100/MONTH | LOADS OF UPDATES | NEW SHINGLES 2023 | LUXURY VINYL PLANK (LVP) FLOORS | NEW APPLIANCES 2021 | PARKING FOR 2 | Welcome to the beautiful 205 Kodiak Cres, located in lovely Bear Ridge where you are close to parks, pond, schools, amenities, and more! This immaculate home has seen many renovations in the last 4 years. The main floor is bright with vaulted ceilings and features a living room, kitchen, dining room, 2 bedrooms, and full bathroom. The bright living room features an accent wall, gas fireplace, and new LVP flooring. The main floor bathroom features a tub/shower combo, new vinyl flooring, new paint, new toilet paper holder, new sink faucet, and new light. The beautiful kitchen features white cupboards, a walk-in pantry with built-in shelving, stainless steel appliances (new in 2021), updated LVP flooring, a breakfast bar, and a new kitchen sink faucet (2022). The dining room is next to the kitchen and leads to the backyard. The backyard is partially fenced and features a large deck (updated in 2022) with a privacy wall. The backyard backs onto the visitor parking, giving it a more open feel. All 4 bedrooms feature new paint & flooring, and one of the bedrooms features new lighting. The fully developed basement features high ceilings, storage room under the stairs, and 2 more bedrooms (one which could be the primary bedroom and is very large with a walk-in closet and large window). The basement also features a spacious rec room (new paint and cozy new carpet), the laundry room (new washer & dryer in 2021), and bathroom with a tub/shower combo & new vinyl flooring. Out front, you will have room to park 2 vehicles and there is also visitor parking close by. New shingles installed 2023. 2-minute walk to site bus stop and pond just half a block away. Book your showing before it's gone! **VIEW 3D TOUR!****

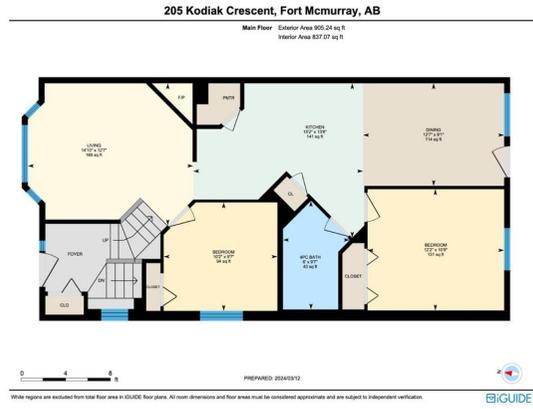
Inclusions: **Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, blinds and curtain rods (blinds in living room are "as is, where is"), 2 TV wall mounts, alarm system/equipment (no contract), garden shed, kitchen table & 4 chairs, floating shelves in baby bedroom, mirrors in basement bedroom**

Property Listed By: **RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**







205 Kodiak Crescent, Fort McMurray, AB

Basement (Below Grade) Exterior Area 738.32 sq ft  
Interior Area 693.25 sq ft



0 2 4 ft PREPARED: 2024/03/12  
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

