



THE
A-TEAM

**RE/MAX
FIRST**

197 KODIAK Crescent, Fort McMurray T9K 2L9

MLS®#: **A2174411** Area: **Timberlea** Listing Date: **10/21/24** List Price: **\$305,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **3,240 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **1,084**
 Low Sqft:
 Ttl Sqft: **1,084**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-----------------|---------------------|--------------------------|---------------|----------------------|
| 2pc Bathroom | Main | 7`1" x 3`0" | Dining Room | Main | 12`3" x 6`9" |
| Kitchen | Main | 12`3" x 6`8" | Living Room | Main | 12`6" x 13`7" |
| 4pc Bathroom | Second | 8`2" x 5`0" | Bedroom | Second | 9`6" x 10`6" |
| Bedroom | Second | 9`1" x 11`2" | Bedroom - Primary | Second | 10`4" x 11`4" |
| 3pc Bathroom | Basement | 6`6" x 6`7" | | | |

Legal/Tax/Financial

Condo Fee:
\$100

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0124838**

Remarks

Pub Rmks: **Well Maintained! Corner unit! Fully Fenced! This 1084 sqft, 3 bed, 2.5 bath, 2 storey duplex is located in the beautiful and established community of Timberlea. Pride of ownership shines through this beautiful home that features neutral colour tones and a great open concept floor plan. Thoughtfully designed, this duplex offers a welcoming and spacious entryway. Sitting off the entryway is the cozy living room complete with a large window and laminate floors. The open concept kitchen has Wood Cabinetry, white appliances, closet pantry, glass tile backsplash and a window located above the sink that has a clear view of the backyard. Off of the kitchen is convenient back door access to the backyard and main floor laundry. Head up to the 2nd level where you will find three fair sized bedrooms with laminate floors and a 4 PC bathroom. The fully developed basement offers a large rec space with carpet flooring, gas fireplace and access to another 3 piece bathroom! There is parking spot for two vehicles in the driveway. This property is walking distance to a park and the extensive trail system, and only minutes to schools, shopping, restaurants and all the convenient amenities located in Wood Buffalo and surrounding neighbourhoods. Condo fees include exterior maintenance, snow removal, reserve fund contribution, exterior insurance and trash removal. Call now to schedule your private viewing!**

Inclusions: **refrigerator, stove, dishwasher, washer, dryer, microwave, A/C.**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









