



THE
A-TEAM

**RE/MAX
FIRST**

148 KODIAK Crescent, Fort McMurray T9K 2L9

MLS®#: **A2179285** Area: **Timberlea** Listing Date: **11/28/24** List Price: **\$324,900**
 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: **2003**
Lot Information
 Lot Sz Ar: **2,540 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,311**
 Low Sqft:
 Ttl Sqft: **1,311**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Backs on to Park/Green Space,Front Yard,Lawn,Greenbelt,Landscaped,Level,Private,Rectangular Lot,See Remarks**
 Park Feat: **Driveway,Front Drive,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Playground,Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Bookcases,Kitchen Island,Open Floorplan,Pantry,See Remarks,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`1"	Dining Room	Main	9`1" x 10`8"
Kitchen	Main	10`11" x 9`10"	Living Room	Main	10`11" x 15`5"
4pc Bathroom	Second	9`2" x 5`0"	Bedroom	Second	10`1" x 12`6"
Bedroom	Second	9`9" x 12`6"	Bedroom - Primary	Second	13`9" x 12`5"
4pc Bathroom	Basement	7`8" x 5`6"	Game Room	Basement	19`1" x 13`9"

Legal/Tax/Financial

Condo Fee:
\$100

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0124838**

Remarks

Pub Rmks: **Welcome to 148 Kodiak Cres! This charming 3-bedroom, 2.5-bathroom townhouse offers a perfect combination of convenience, style, and tranquility. Featuring a front-attached garage and a driveway with parking for two vehicles, this home is ideally located across from visitor parking and backs onto a large green reservoir, providing a serene, private retreat. Inside, the main floor welcomes you with an open-concept layout designed for both comfort and functionality. The kitchen is finished with white cabinets and a large island, overlooking the cozy living space, which includes a corner fireplace—perfect for relaxing on chilly evenings. From the dining area, step out to a spacious back deck with a pergola, where you can enjoy your beautifully landscaped yard and peaceful views of the GREENSPACE. Upstairs, you'll find three generously sized bedrooms, ideal for a growing family. The primary bedroom includes two large closets, while the upper level is completed by a full bathroom and a convenient linen closet. The fully finished basement adds even more versatility to this home. It features a large rec room with built-in storage and a WET BAR, a full bathroom; providing a space that can be used as an in-law suite or an entertaining area for your favourite game nights. Additional updates include NEW SHINGLES 2021, NEW DRIVEWAY 2021, and NEW 50L WATER TANK 2021, plus CENTRAL AC for year-round comfort. With its unbeatable location and thoughtful design, this townhouse truly feels like a quiet piece of paradise. Don't forget the extremely affordable Condo Fees at \$100/month. Don't miss the opportunity to make it your own!**

Inclusions:
Property Listed By: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds, Central A/C, pergola, garage door opener, COLDWELL BANKER UNITED**

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







