

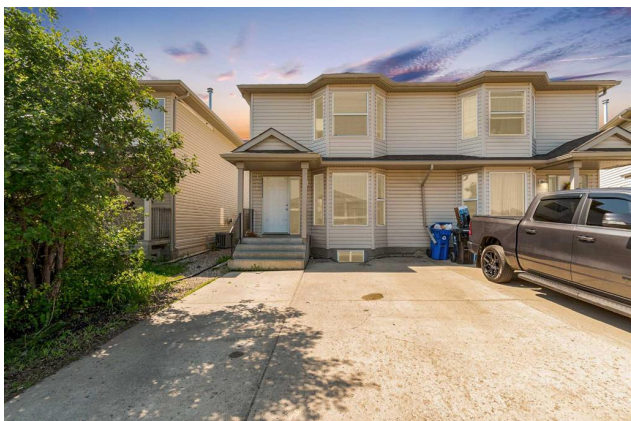


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 KODIAK Crescent, Fort McMurray T9K 3N9**

MLS®#: **A2185553**      Area: **Timberlea**      Listing Date: **01/05/25**      List Price: **\$319,900**  
 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: **2,863 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Low Maintenance Landscape**  
 Park Feat: **Driveway,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,222**  
 Low Sqft:  
 Ttl Sqft: **1,222**

DOM

**5**  
Layout  
 Beds: **4 (3 1 )**  
 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: **Other**  
 Construction: **Vinyl Siding**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Microwave,Oven,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,Laminate Counters,See Remarks,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`8" x 9`11"	Kitchen	Main	9`3" x 9`11"
2pc Bathroom	Main	6`2" x 7`10"	Living Room	Main	12`5" x 20`5"
Bedroom	Second	9`3" x 12`0"	Bedroom	Second	9`4" x 12`1"
4pc Bathroom	Second	7`8" x 4`11"	Bedroom - Primary	Second	15`0" x 15`8"
Game Room	Basement	18`1" x 14`2"	Kitchenette	Basement	8`10" x 3`8"
Furnace/Utility Room	Basement	7`3" x 8`10"	4pc Bathroom	Basement	7`3" x 4`11"
Bedroom	Basement	10`9" x 9`8"	Storage	Basement	3`9" x 5`1"

Condo Fee:  
**\$100**

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

Zoning:  
**R1P**

Legal Desc: **0124838**

Remarks

Pub Rmks: **BRAND NEW STAINLESS STEEL APPLIANCES AND NEW CUSTOM BLINDS! Welcome to 124 Kodiak Crescent: This home is a perfect opportunity for first-time buyers, investors, or anyone seeking low-maintenance homeownership. Featuring a fully fenced backyard and a separate entry basement with a wet bar and its own laundry, this property blends comfort and convenience for stress-free, affordable living. Upon arrival, you'll notice parking space for two vehicles on the concrete driveway. Step into the bright living room with a cozy natural gas fireplace and neutral laminate flooring. Adjacent to the living room is a handy 2pc bathroom with laundry machines neatly tucked inside. At the back of the main level, you'll find an inviting kitchen, complete with light-colored cabinets, a corner pantry, a large island, and a perfectly sized dining area. The second level offers a private retreat with updated carpet and three bedrooms, including a spacious primary bedroom featuring a walk-in closet and ample room for a king-size bed. The accompanying 4pc bathroom matches the finishes of the kitchen downstairs, contributing to the home's cohesive aesthetic. The versatile lower level, is accessible from both inside the home and through the back door. This space is ideal for long-term guests, renters, or extended family members, offering their own private entrance. Downstairs, you'll find a spacious bedroom, a 4pc bathroom, and a family room complete with a wet bar. Additionally, a second laundry setup is conveniently located in the basement. Outside, the fully fenced backyard is perfect for outdoor gatherings. With very low condo fees and ready for immediate possession, schedule your private tour today! (Adding virtual unattached goods (chattels) of realistic size to property photos in order to give perspective on room dimensions.)**

Inclusions:  
Property Listed By: **N/A**  
**The Agency North Central Alberta**

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

