



THE
A-TEAM

**RE/MAX
FIRST**

120 GRIZZLY Bay, Fort McMurray T9K 2T4

MLS® #: **A2197395** Area: **Timberlea** Listing Date: **02/26/25** List Price: **\$317,888**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Fort McMurray**
 Year Built: **2005**

Finished Floor Area
 Abv Sqft: **1,414**
 Low Sqft:
 Ttl Sqft: **1,414**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Fruit Trees/Shrub(s),Garden,Greenbelt,Landscaped,Many Trees**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Playground,Private Yard**

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

Kitchen Appl: **Microwave,Refrigerator,See Remarks,Washer/Dryer**
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$384** Title: **Fee Simple** Zoning: **R1P**
 Fee Freq: **Monthly**

Legal Desc:

0520634

Remarks

Pub Rmks:

EXCELLENT OPPORTUNITY TO OWN AT AFFORDABLE PRICE, BACKING A GREEN SPACE, WITH A PRIVATE YARD, LOADS OF UPDATES, LOW CONDO FEES, 1800 sq ft of LIVING SPACE THAT HAS NEVER HAD PETS LIVE IN (opportunity for those with pet allergies, as both current and 1st owner of home have never had pets). Let's start with the updates on this home completed through ownership. 2025 updates include Fresh paint on main level, kid room and Primary ensuite. 2024 they included a new Fridge, renovated main floor 2 pc powder room, an addition of a 6x6 shed in the yard, new black mulch for landscaping in the front yard, living room gas fireplace feature wall was renovated with shiplap wall and a rustic wood mantle, and new shingles. 2023 included central a/c unit that was fully refurbished, addition of garage shelving and bench in the attached single-car garage. 2022 included new carpets, top-to-bottom paint, and a new dishwasher. 2020 included new vinyl plank flooring on the main level living room. This spacious 3 level townhome located in Bear Ridge in a quiet cul de sac in walking distance to Syncrude Athletic Park, site and RMWB bus stops, schools and more. This 4-bedroom home with 3 bathrooms will be a refreshing change, knowing you can move in and do nothing, just unpack and enjoy the comfort of ownership. You step inside to a front foyer with a staircase leading to your fantastic living area that includes a large front window giving loads of natural light, vinyl plank floors, the gorgeous, renovated corner gas fireplace and feature wall. The kitchen offers loads of cabinets and countertop space, corner pantry and a big window over the sink to take in the greenspace and treed views behind the home. The oversized dining room offers loads of space for a large kitchen table as well as features sliding garden doors leading to your large rear deck and beautifully landscaped yard all backing the greenspace. Be sure to check out the summer pictures to see how private this yard is in the summer. The main level is complete with your renovated 2 pc powder room. The upper level of this home offers 3 generous-sized bedrooms and 2 full bathrooms, plus for your convenience an upper-level laundry room. The primary bedroom features a walk-in closet, and full en-suite. The fully finished lower level offers a large family room that could be also used as a 4th bedroom or divided into both a 4th bedroom plus a family room. This lower level offers lots of storage plus direct access to your attached garage with lots of storage and room to park your car. In addition, on the exterior you have a paved front driveway. Condo fees include insurance, water, sewer, garbage pickup and common area maintenance. Call today for your personal tour of this turnkey home. Stop renting and have home ownership likely at a lower price than what you pay for rent.

Inclusions:
Property Listed By: **Fridge, stove, dishwasher, washer, dryer, window coverings, garage shelves., central a/c, shed in yard., tv mounts and tv's
COLDWELL BANKER UNITED**

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











