



THE
A-TEAM

**RE/MAX
FIRST**

117 GRIZZLY Bay, Fort McMurray T9K 2W1

MLS®#: **A2213033**

Area: **Timberlea**

Listing Date: **04/17/25**

List Price: **\$259,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 18-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,292

Low Sqft:

Lot Sz Ar:

1,789 sqft

Ttl Sqft:

1,292

Lot Shape:

DOM

84

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Back Yard,Low Maintenance Landscape,Square Shaped Lot

Park Feat:

Driveway,Garage Door Opener,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer

Int Feat:

Pantry,See Remarks,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

Kitchen

4pc Ensuite bath

Bedroom

Bedroom

Level

Main

Main

Upper

Upper

Basement

Dimensions

4`9" x 5`2"

10`1" x 12`0"

8`1" x 5`0"

10`2" x 11`2"

20`2" x 10`8"

Room

Dining Room

4pc Bathroom

Bedroom

Bedroom - Primary

Furnace/Utility Room

Level

Main

Upper

Upper

Upper

Basement

Dimensions

12`7" x 10`6"

8`0" x 5`0"

9`10" x 10`8"

12`8" x 13`4"

3`9" x 8`0"

Condo Fee:
\$384

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1P

Legal Desc: **0520634**

Remarks

Pub Rmks: **RARE FIND with LOW CONDO FEES! Welcome to 117 Grizzly Bay, a beautifully maintained Freshly painted and fully developed 4-bedroom, 2.5-bath townhome located in the highly sought-after Bear Ridge community. With over 1,622 sq ft of functional living space, this charming home is perfect for families, first-time buyers, or savvy investors. (The Seller is offering a \$5,000 credit to the Buyer, redeemable at a flooring store of the Buyer's choice) Step inside to a bright and spacious main floor, where you'll be greeted by a cozy gas fireplace in the living room—ideal for relaxing after a long day. The kitchen is well-appointed with all appliances, plenty of cupboard space, and a convenient pantry, making meal prep a breeze. The dining area leads to patio doors that open onto a private, west-facing deck, perfect for enjoying evening sun and summer BBQs. Upstairs, the home offers three generous bedrooms, including a primary retreat with a full ensuite. The fully finished basement features a large rec room or can easily function as a spacious fourth bedroom, along with tons of storage. Outside, you'll love the fully fenced, landscaped backyard, offering privacy and space for pets, kids, or just relaxing with a coffee. Additional perks include a single-car attached garage, private yard, and a quiet cul-de-sac location close to parks, trails, shopping, and schools. This home truly has it all—space, comfort, and value in a family-friendly neighborhood. Don't miss your chance to own this gem—call today to schedule your private viewing!**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer**
Property Listed By: **RE/MAX Connect**

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







