



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 GRIZZLY Bay, Fort McMurray T9K 2W1**

MLS®#: **A2213033**

Area: **Timberlea**

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

List Price: **\$299,000**

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:

**2007**

Lot Information

Finished Floor Area

Abv Sqft:

**1,292**

Low Sqft:

Ttl Sqft:

**1,292**

Lot Sz Ar:

**1,789 sqft**

Lot Shape:

DOM

**2**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Low Maintenance Landscape,Square Shaped Lot  
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/Bsmt: **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	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 5`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 12`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`1" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 11`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>20`2" x 10`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`8" x 13`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>3`9" x 8`0"</b>

Legal/Tax/Financial

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. 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**











