



THE
A-TEAM

**RE/MAX
FIRST**

140 KODIAK Crescent, Fort McMurray T9K 2L9

MLS® #: **A2213788**

Area: **Timberlea**

Listing Date: **05/02/25**

List Price: **\$234,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 10-Jul**

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:

2,336 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,237

Low Sqft:

Ttl Sqft:

1,237

DOM

69

Layout

Beds:

3 (2 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Landscaped,Lawn
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Laminate,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Kitchen Island

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$100

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

R1P

Legal Desc:

0124838

Remarks

Pub Rmks:

Welcome to 140 Kodiak - The Perfect Starter Home BACKING ONTO A POND Looking for your first home? This home features 3 bedrooms each with its own ensuite. The main floor features a powder room, an open kitchen, dining room and living room with a gas fireplace. The dining nook opens up to the back deck and back yard. The back yard has a beautiful view of the pond that the home backs onto- perfect for BBQs, pets, and playtime!. The second level features a small bonus room that is ideal for a home office or toy room and 2 large bedrooms each with its own ensuite. The primary bedroom has a walk in closet and the second bedroom is double closets. The basement is developed with a large bedroom but it could be used a family room. Out front a single attached garage and a 2-car driveway means there's plenty of parking room. With low bare land condo fees of just \$100/month, you can enjoy affordable living without sacrificing space or comfort. Don't miss this opportunity to own your own home in a family-friendly neighborhood. Book your showing today! **SOLD AS IS WHERE IS.**

Inclusions:

Property Listed By:

SOLD AS IS WHERE IS
RE/MAX Connect

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







