

# \$259,900 - 140 Kodiak Crescent, Fort McMurray

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MLS® #A2213788

**\$259,900**

3 Bedroom, 4.00 Bathroom, 1,237 sqft

Residential on 0.05 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 140 Kodiak â€” 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 thereâ€™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.**



Built in 2003

## Essential Information

MLS® #                      A2213788

Price                        \$259,900

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,237
Acres	0.05
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	140 Kodiak Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2L9

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
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Lot Description	Back Yard, Landscaped, Lawn, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	50
Zoning	R1P

### **Listing Details**

Listing Office	RE/MAX Connect
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