

# \$325,000 - 109 Kodiak Crescent, Fort McMurray

MLS® #A2230098

**\$325,000**

4 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.06 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this beautifully maintained 4-bedroom, 2.5 bathroom home nestled in the heart of Timberlea. Freshly painted throughout, this home offers a bright and inviting atmosphere with a functional open-concept layout perfect for families or entertaining guests. The main floor features a spacious living room with a cozy gas fireplace, a cozy dining area with direct access to the back deck and yard, and a stunning kitchen with ample cabinetry and counter space—ideal for the home chef. Upstairs, you'll find three generously sized bedrooms including the primary suite, along with a full 4-piece bathroom. The fully finished basement adds valuable living with an additional bedroom, bathroom, and convenient laundry area. Additional highlights include central A/C, low condo fees, and a great location close to schools, parks, and amenities. Whether you're a first-time homebuyer, downsizing, or looking for a smart investment, this home has everything you need. Don't miss your chance to call it home!

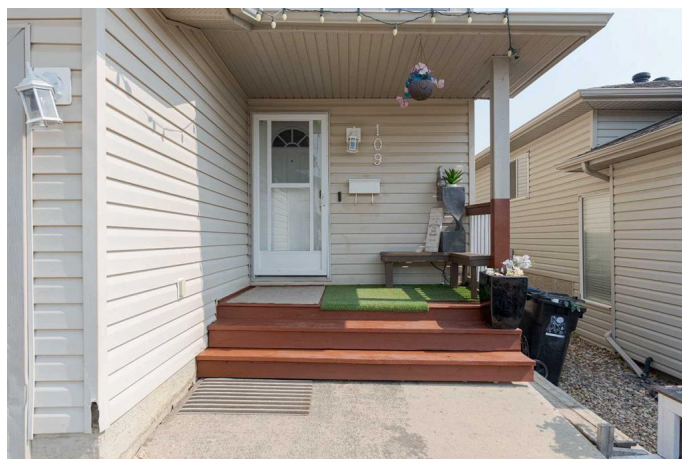
Built in 2003

## Essential Information

MLS® # A2230098

Price \$325,000

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	109 Kodiak Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2L8

### Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	9
Zoning	R1P

**Listing Details**

Listing Office	EXP REALTY
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