



**GRASSROOTS**  
REALTY GROUP

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**140 Kodiak Crescent  
Fort McMurray, Alberta**

**MLS # A2213788**



**\$234,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 100
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1P
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** SOLD AS IS WHERE IS

Welcome to 140 Kodiak &ndash; 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.