



**117 Kodiak Crescent  
Fort McMurray, Alberta**

**MLS # A2273516**

**\$249,000**



<b>Division:</b>	Timberlea	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b> 2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad	
<b>Lot Size:</b>	0.00 Acre	
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Low Maintenance Landscape	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Subfloor, Ceramic Tile, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 100
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1P
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 117 Kodiak Crescent, located in the subdivision of Bear Ridge! This half duplex is fully developed and would be an economical choice for anyone looking to get into the home buying market. With low condo fees and easy upkeep, this unit will please even the most discerning of buyers. Upon entering the main level from the double parking pad in front of the home, you are greeted with an inviting living space adorned with a gas fireplace that flows into the eat in kitchen, fully equipped with an island and corner pantry. Off the kitchen is a full sized deck that leads to the fully enclosed back yard, perfect for your four legged friends! The main level also offers a two piece powder room that conveniently doubles as the main floor laundry. Heading to the basement, there is one bedroom, a three piece bath with a stand-up shower, and another living room, complete with a fridge and sink, providing endless opportunities for entertaining friends. If it's privacy you're looking for, the separate entrance to the basement can be engaged by simply locking the door to the kitchen. Perfect if you have family on an extended stay! On the top level, are three generously sized bedrooms including the primary that has its own walk-in closet. The four piece bath and linen closet complete this floor. Within a one minute walk to the bus stop, great schools within walking distance, and the Birchwood Trails just across the main throughway, this is one property you don't want passing you by. The price is on pointe, and the low, low condo fees make it an easy choice.