



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

117 Grizzly Bay
Fort McMurray, Alberta

MLS # A2213033



\$249,000

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,293 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Square Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

RARE FIND with LOW CONDO FEES! Welcome to 117 Grizzly Bay, a beautifully maintained Freshly painted and fully developed 4-bedroom, 2.5-bath townhome located in the highly sought-after Bear Ridge community. With over 1,622 sq ft of functional living space, this charming home is perfect for families, first-time buyers, or savvy investors. (The Seller is offering a \$5,000 credit to the Buyer, redeemable at a flooring store of the Buyer's choice) Step inside to a bright and spacious main floor, where you'll be greeted by a cozy gas fireplace in the living room—ideal for relaxing after a long day. The kitchen is well-appointed with all appliances, plenty of cupboard space, and a convenient pantry, making meal prep a breeze. The dining area leads to patio doors that open onto a private, west-facing deck, perfect for enjoying evening sun and summer BBQs. Upstairs, the home offers three generous bedrooms, including a primary retreat with a full ensuite. The fully finished basement features a large rec room or can easily function as a spacious fourth bedroom, along with tons of storage. Outside, you'll love the fully fenced, landscaped backyard, offering privacy and space for pets, kids, or just relaxing with a coffee. Additional perks include a single-car attached garage, private yard, and a quiet cul-de-sac location close to parks, trails, shopping, and schools. This home truly has it all—space, comfort, and value in a family-friendly neighborhood. Don't miss your chance to own this gem—call today to schedule your private viewing!