



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**108 Kodiak Crescent
Fort McMurray, Alberta**

MLS # A2314156



\$329,000

Division:	Timberlea		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,340 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge X 3, Electric Range/stove, Microwave x 2, Dish Washer, Dryer/Washer x 2, Window Coverings As it is

Welcome to this immaculately maintained half duplex located in the highly desirable Bear Ridge community in Timberlea — a perfect opportunity for first-time buyers, young families, or investors seeking comfort, functionality, and exceptional value. This move-in-ready home offers freshly painted walls, roof was done in 2023, attractive curb appeal with a double concrete front driveway, beautifully completed front and rear landscaping, and an extended side deck ideal for outdoor relaxation and entertaining. The fully fenced backyard provides plenty of room for children, pets, and summer gatherings, and features a spacious rear deck for your BBQ, as well as an exposed aggregate patio that adds both style and durability to the outdoor space. Step inside to discover a bright and welcoming interior highlighted by elegant bay windows in both the living room and the spacious primary bedroom upstairs, allowing for an abundance of natural light throughout the home. The cozy gas fireplace with a built-in TV alcove creates a warm and inviting atmosphere, perfect for relaxing evenings with family and friends. The thoughtfully designed kitchen offers a user-friendly centre island, pantry, ample cabinetry, and functional workspace, making meal preparation and entertaining effortless. A convenient main floor powder room combined with laundry adds everyday practicality and convenience. Upstairs, you'll find three comfortable bedrooms and a full bathroom, offering plenty of space for a growing family. The basement includes a separate rear entrance, providing excellent potential for future development, additional living space, or income-generating possibilities. Additional highlights include all appliances as listed, window coverings, rough-ins already in place, and low-maintenance living with condo fees of only \$100/month — among the lowest

in the city. Ideally situated close to schools, parks, walking trails, shopping, and all major amenities, this well-cared-for home truly combines affordability, location, and lifestyle in one exceptional package. Pride of ownership is evident throughout — simply move in and enjoy everything this wonderful property has to offer.