



GRASSROOTS
REALTY GROUP

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**136 Kodiak Crescent
Fort McMurray, Alberta**

MLS # A2331519



\$328,900

Division:	Timberlea		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,314 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, OTR Microwave, All ceiling fans, All window coverings, Garage door opener, plus remote.

Welcome to 136 Kodiak, where value, comfort, and location come together in one of Bear Ridge's most desirable settings. Situated on a spacious pie-shaped lot backing directly onto the pond and tranquil green space, this well-maintained 3-bedroom home offers one of the best backyards in the neighbourhood. Whether you're enjoying your morning coffee on the deck or watching the kids play in the fully fenced yard, you'll appreciate the privacy and scenic views this property provides. Inside, you'll find numerous updates throughout, including hardwood flooring on both the main and upper levels—completely carpet-free for easy maintenance. The bright kitchen has been beautifully refreshed with modern white quartz countertops, a stylish backsplash, gently used appliances, plenty of cabinetry, and a convenient movable island. The inviting living room features a cozy corner gas fireplace and direct access to the backyard, making it the perfect space for everyday living and entertaining. A convenient 2-piece powder room is located near the attached garage entrance and basement access. Upstairs offers three generously sized bedrooms and a full bathroom, all complemented by hardwood flooring throughout. The recently developed basement adds exceptional living space with a large recreation room finished in durable vinyl plank flooring, a stylish bar area, and a second full bathroom—ideal for entertaining, relaxing, or accommodating guests. Additional highlights include a newer hot water tank, roughed-in central vacuum, front driveway parking, a single attached garage, and visitor parking conveniently located directly across the street. If you're looking for an affordable home with tasteful updates, additional living space, and an unbeatable backyard in Bear Ridge, 136 Kodiak is a must-see!

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