

\$234,900 - 140 Kodiak Crescent, Fort McMurray

MLS® #A2246121

\$234,900

3 Bedroom, 4.00 Bathroom, 1,237 sqft

Residential on 0.05 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 140 Kodiak – 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.



Built in 2003

Essential Information

MLS® # A2246121

Price \$234,900

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,237
Acres	0.05
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	140 Kodiak Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2L9

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	13
Zoning	R1P

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.