

\$325,000 - 109 Kodiak Crescent, Fort McMurray

MLS® #A2247962

\$325,000

4 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.06 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this beautifully maintained 4-bedroom, 2.5 bathroom home nestled in the heart of Timberlea. Freshly painted throughout, this home offers a bright and inviting atmosphere with a functional open-concept layout perfect for families or entertaining guests. The main floor features a spacious living room with a cozy gas fireplace, a cozy dining area with direct access to the back deck and yard, and a stunning kitchen with ample cabinetry and counter space—ideal for the home chef. Upstairs, you'll find three generously sized bedrooms including the primary suite, along with a full 4-piece bathroom. The fully finished basement adds valuable living with an additional bedroom, bathroom, and convenient laundry area. Additional highlights include central A/C, low condo fees, and a great location close to schools, parks, and amenities. Whether you're a first-time homebuyer, downsizing, or looking for a smart investment, this home has everything you need. Don't miss your chance to call it home!

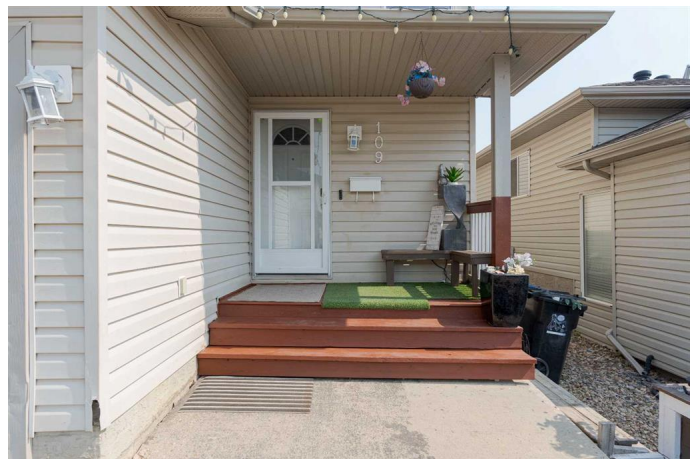
Built in 2003

Essential Information

MLS® # A2247962

Price \$325,000

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	109 Kodiak Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2L8

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	8
Zoning	R1P

Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.