



124 Kodiak Crescent Fort McMurray Alberta

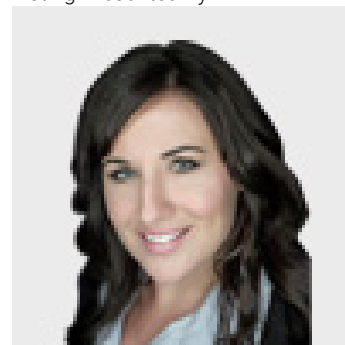
\$319,000

Welcome to 124 Kodiak Crescent: This home is a perfect opportunity for first-time buyers, investors, or anyone seeking low-maintenance homeownership. Featuring a fully fenced backyard and a separate entry basement with a wet bar and its own laundry, this property blends comfort and convenience for stress-free, affordable living. Upon arrival, you'll notice parking space for two vehicles on the concrete driveway. Step into the bright living room with a cozy natural gas fireplace and neutral laminate flooring. Adjacent to the living room is a handy 2pc bathroom with laundry machines neatly tucked inside. At the back of the main level, you'll find an inviting kitchen, complete with light-colored cabinets, a corner pantry, a large island, and a perfectly sized dining area. The second level offers a private retreat with updated carpet and three bedrooms, including a spacious primary bedroom featuring a walk-in closet and ample room for a king-size bed. The accompanying 4pc bathroom matches the finishes of the kitchen downstairs, contributing to the home's cohesive aesthetic. The versatile lower level, is accessible from both inside the home and through the back door. This space is ideal for long-term guests, renters, or extended family members, offering their own private entrance. Downstairs, you'll find a spacious bedroom, a 4pc bathroom, and a family room complete with a wet bar. Additionally, a second laundry setup is conveniently located in the basement. Outside, the fully fenced backyard is perfect for outdoor gatherings. With very low condo fees and ready for immediate possession, schedule your private tour today! (Adding virtual unattached goods (chattels) of realistic size to property photos in order to give perspective on room dimensions.) (id:6769)

- Bedroom 9.25 Ft x 12.00 Ft
- Bedroom 9.33 Ft x 12.08 Ft
- 4pc Bathroom 7.67 Ft x 4.92 Ft
- Primary Bedroom 15.00 Ft x 15.67 Ft
- Recreational, Games room 18.08 Ft x 14.17 Ft
- Other 8.83 Ft x 3.67 Ft
- Furnace 7.25 Ft x 8.83 Ft
- 4pc Bathroom 7.25 Ft x 4.92 Ft
- Bedroom 10.75 Ft x 9.67 Ft
- Storage 3.75 Ft x 5.08 Ft
- Dining room 9.67 Ft x 9.92 Ft
- Kitchen 9.25 Ft x 9.92 Ft
- 2pc Bathroom 6.17 Ft x 7.83 Ft
- Living room 12.42 Ft x 20.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
The Agency North Central Alberta



RE/MAX Fort McMurray

9919 Biggs Avenue, Fort McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net