



148 Kodiak Crescent Fort McMurray Alberta

\$324,900

Welcome to 148 Kodiak Cres! This charming 3-bedroom, 2.5-bathroom townhouse offers a perfect combination of convenience, style, and tranquility. Featuring a front-attached garage and a driveway with parking for two vehicles, this home is ideally located across from visitor parking and backs onto a large green reservoir, providing a serene, private retreat. Inside, the main floor welcomes you with an open-concept layout designed for both comfort and functionality. The kitchen is finished with white cabinets and a large island, overlooking the cozy living space, which includes a corner fireplace—perfect for relaxing on chilly evenings. From the dining area, step out to a spacious back deck with a pergola, where you can enjoy your beautifully landscaped yard and peaceful views of the GREENSPACE. Upstairs, you'll find three generously sized bedrooms, ideal for a growing family. The primary bedroom includes two large closets, while the upper level is completed by a full bathroom and a convenient linen closet. The fully finished basement adds even more versatility to this home. It features a large rec room with built-in storage and a WET BAR, a full bathroom; providing a space that can be used as an in-law suite or an entertaining area for your favourite game nights. Additional updates include NEW SHINGLES 2021, NEW DRIVEWAY 2021, and NEW 50L WATER TANK 2021, plus CENTRAL AC for year-round comfort. With its unbeatable location and thoughtful design, this townhouse truly feels like a quiet piece of paradise. Don't forget the extremely affordable Condo Fees at \$100/month. Don't miss the opportunity to make it your own! (id:6769)

4pc Bathroom 9.17 Ft x 5.00 Ft

Bedroom 10.08 Ft x 12.50 Ft

Bedroom 9.75 Ft x 12.50 Ft

Primary Bedroom 13.75 Ft x 12.42 Ft

4pc Bathroom 7.67 Ft x 5.50 Ft

Recreational, Games room 19.08 Ft x 13.75 Ft

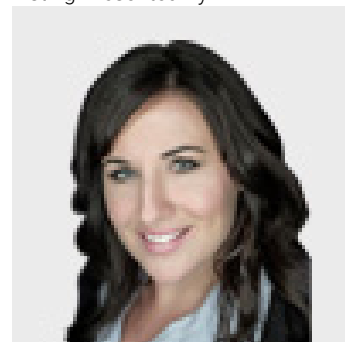
2pc Bathroom 5.50 Ft x 5.08 Ft

Dining room 9.08 Ft x 10.67 Ft

Kitchen 10.92 Ft x 9.83 Ft

Living room 10.92 Ft x 15.42 Ft

Listing Presented By:



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RE/MAX

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