



197 Kodiak Crescent Fort McMurray Alberta

\$305,000

Well Maintained! Corner unit! Fully Fenced! This 1084 sqft, 3 bed, 2.5 bath, 2 storey duplex is located in the beautiful and established community of Timberlea. Pride of ownership shines through this beautiful home that features neutral colour tones and a great open concept floor plan. Thoughtfully designed, this duplex offers a welcoming and spacious entryway. Sitting off the entryway is the cozy living room complete with a large window and laminate floors. The open concept kitchen has Wood Cabinetry, white appliances, closet pantry, glass tile backsplash and a window located above the sink that has a clear view of the backyard. Off of the kitchen is convenient back door access to the backyard and main floor laundry. Head up to the 2nd level where you will find three fair sized bedrooms with laminate floors and a 4 PC bathroom. The fully developed basement offers a large rec space with carpet flooring, gas fireplace and access to another 3 piece bathroom! There is parking spot for two vehicles in the driveway. This property is walking distance to a park and the extensive trail system, and only minutes to schools, shopping, restaurants and all the convenient amenities located in Wood Buffalo and surrounding neighbourhoods. Condo fees include exterior maintenance, snow removal, reserve fund contribution, exterior insurance and trash removal. Call now to schedule your private viewing! (id:6769)

4pc Bathroom 8.17 Ft x 5.00 Ft

Bedroom 9.50 Ft x 10.50 Ft

Bedroom 9.08 Ft x 11.17 Ft

Primary Bedroom 10.33 Ft x 11.33 Ft

3pc Bathroom 6.50 Ft x 6.58 Ft

2pc Bathroom 7.08 Ft x 3.00 Ft

Dining room 12.25 Ft x 6.75 Ft

Kitchen 12.25 Ft x 6.67 Ft

Living room 12.50 Ft x 13.58 Ft

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE BENCHMARK

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RE/MAX

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