



205 Kodiak Crescent Fort McMurray Alberta

\$285,000

ULTRA-LOW MAINTENANCE FEE OF ONLY \$100/MONTH | LOADS OF UPDATES | NEW SHINGLES 2023 | LUXURY VINYL PLANK (LVP) FLOORS | NEW APPLIANCES 2021 | PARKING FOR 2 | Welcome to the beautiful 205 Kodiak Cres, located in lovely Bear Ridge where you are close to parks, pond, schools, amenities, and more! This immaculate home has seen many renovations in the last 4 years. The main floor is bright with vaulted ceilings and features a living room, kitchen, dining room, 2 bedrooms, and full bathroom. The bright living room features an accent wall, gas fireplace, and new LVP flooring. The main floor bathroom features a tub/shower combo, new vinyl flooring, new paint, new toilet paper holder, new sink faucet, and new light. The beautiful kitchen features white cupboards, a walk-in pantry with built-in shelving, stainless steel appliances (new in 2021), updated LVP flooring, a breakfast bar, and a new kitchen sink faucet (2022). The dining room is next to the kitchen and leads to the backyard. The backyard is partially fenced and features a large deck (updated in 2022) with a privacy wall. The backyard backs onto the visitor parking, giving it a more open feel. All 4 bedrooms feature new paint & flooring, and one of the bedrooms features new lighting. The fully developed basement features high ceilings, storage room under the stairs, and 2 more bedrooms (one which could be the primary bedroom and is very large with a walk-in closet and large window). The basement also features a spacious rec room (new paint and cozy new carpet), the laundry room (new washer & dryer in 2021), and bathroom with a tub/shower combo & new vinyl flooring. Out front, you will have room to park 2 vehicles and there is also visitor parking close by. New shingles installed 2023. 2-minute walk to site bus stop and pond just half a block away. Book your showing before it's gone! VIEW 3D TOUR! (id:6769)

4pc Bathroom 5.75 Ft x 9.58 Ft

Bedroom 9.67 Ft x 11.42 Ft

Primary Bedroom 13.83 Ft x 11.50 Ft

Recreational, Games room 15.58 Ft x 13.42 Ft

Furnace 5.75 Ft x 8.67 Ft

4pc Bathroom 9.58 Ft x 6.00 Ft

Bedroom 9.58 Ft x 10.17 Ft

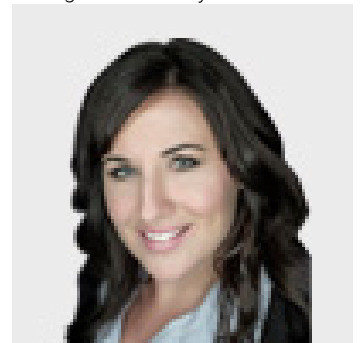
Bedroom 10.75 Ft x 12.17 Ft

Dining room 9.08 Ft x 12.58 Ft

Kitchen 13.67 Ft x 15.17 Ft

Living room 12.58 Ft x 14.83 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

<https://linktr.ee/ateamcalgary>



RE/MAX Fort McMurray

9919 Biggs Avenue, Fort McMurray, AB,

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