

\$309,888 - 120 Grizzly Bay, Fort McMurray

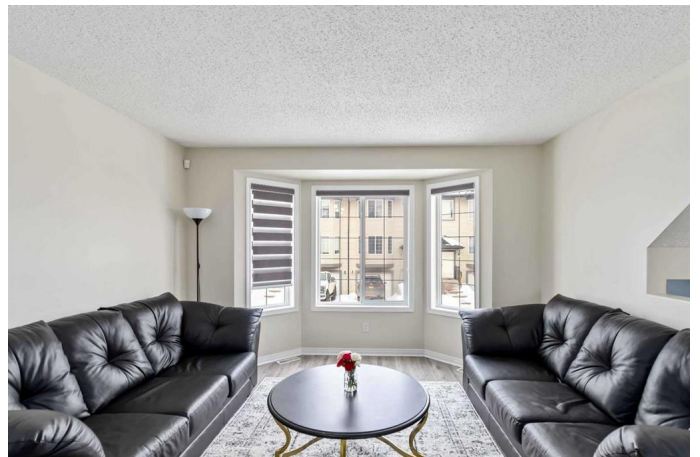
MLS® #A2197395

\$309,888

3 Bedroom, 3.00 Bathroom, 1,414 sqft
Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

EXCELLENT OPPORTUNITY TO OWN AT AFFORDABLE PRICE, BACKING A GREEN SPACE, WITH A PRIVATE YARD, LOADS OF UPDATES, LOW CONDO FEES, 1800 sq ft of LIVING SPACE THAT HAS NEVER HAD PETS LIVE IN (opportunity for those with pet allergies, as both current and 1st owner of home have never had pets). Let's start with the updates on this home completed through ownership. 2025 updates include Fresh paint on main level, kid room and Primary ensuite. 2024 they included a new Fridge, renovated main floor 2 pc powder room, an addition of a 6x6 shed in the yard, new black mulch for landscaping in the front yard, living room gas fireplace feature wall was renovated with shiplap wall and a rustic wood mantle, and new shingles. 2023 included central a/c unit that was fully refurbished, addition of garage shelving and bench in the attached single-car garage. 2022 included new carpets, top-to-bottom paint, and a new dishwasher. 2020 included new vinyl plank flooring on the main level living room. This spacious 3 level townhome located in Bear Ridge in a quiet cul de sac in walking distance to Syncrude Athletic Park, site and RMWB bus stops, schools and more. This 4-bedroom home with 3 bathrooms will be a refreshing change, knowing you can move in and do nothing, just unpack and enjoy the comfort of ownership. You step inside to a front foyer with a staircase leading to your fantastic living area that includes a large front window giving loads of natural light, vinyl plank



floors, the gorgeous, renovated corner gas fireplace and feature wall. The kitchen offers loads of cabinets and countertop space, corner pantry and a big window over the sink to take in the greenspace and treed views behind the home. The oversized dining room offers loads of space for a large kitchen table as well as features sliding garden doors leading to your large rear deck and beautifully landscaped yard all backing the greenspace. Be sure to check out the summer pictures to see how private this yard is in the summer. The main level is complete with your renovated 2 pc powder room. The upper level of this home offers 3 generous-sized bedrooms and 2 full bathrooms, plus for your convenience an upper-level laundry room. The primary bedroom features a walk-in closet, and full en-suite. The fully finished lower level offers a large family room that could be also used as a 4th bedroom or divided into both a 4th bedroom plus a family room. This lower level offers lots of storage plus direct access to your attached garage with lots of storage and room to park your car. In addition, on the exterior you have a paved front driveway. Condo fees include insurance, water, sewer, garbage pickup and common area maintenance. Call today for your personal tour of this turnkey home. Stop renting and have home ownership likely at a lower price than what you pay for rent.

Built in 2005

Essential Information

MLS® #	A2197395
Price	\$309,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,414
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	120 Grizzly Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2T4

Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Microwave, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, Private Yard, Playground
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Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	15
Zoning	R1P

Listing Details

Listing Office	COLDWELL BANKER UNITED
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