

# \$259,900 - 117 Grizzly Bay, Fort McMurray

MLS® #A2213033

**\$259,900**

4 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.04 Acres

Timberlea, Fort McMurray, Alberta

**RARE FIND with LOW CONDO FEES!**

Welcome to 117 Grizzly Bay, a beautifully maintained Freshly painted and fully developed 4-bedroom, 2.5-bath townhome located in the highly sought-after Bear Ridge community. With over 1,622 sq ft of functional living space, this charming home is perfect for families, first-time buyers, or savvy investors. (The Seller is offering a \$5,000 credit to the Buyer, redeemable at a flooring store of the Buyer's choice)

Step inside to a bright and spacious main floor, where you'll be greeted by a cozy gas fireplace in the living room—ideal for relaxing after a long day. The kitchen is well-appointed with all appliances, plenty of cupboard space, and a convenient pantry, making meal prep a breeze. The dining area leads to patio doors that open onto a private, west-facing deck, perfect for enjoying evening sun and summer BBQs.

Upstairs, the home offers three generous bedrooms, including a primary retreat with a full ensuite. The fully finished basement features a large rec room or can easily function as a spacious fourth bedroom, along with tons of storage.

Outside, you'll love the fully fenced, landscaped backyard, offering privacy and space for pets, kids, or just relaxing with a coffee. Additional perks include a single-car attached garage, private yard, and a quiet



cul-de-sac location close to parks, trails, shopping, and schools.

This home truly has it all—space, comfort, and value in a family-friendly neighborhood. Don't miss your chance to own this gem—call today to schedule your private viewing!

Built in 2007

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2213033      |
| Price          | \$259,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,293         |
| Acres          | 0.04          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 117 Grizzly Bay |
| Subdivision | Timberlea       |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9K 2W1         |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Snow Removal, Trash                                  |
| Parking Spaces | 2  |
| Parking        | Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Pantry, Vinyl Windows, Walk-In Closet(s), See Remarks              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Barbecue                                  |
| Lot Description   | Back Yard, Low Maintenance Landscape, Square Shaped Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 67               |
| Zoning         | R1P              |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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