

# \$249,000 - 117 Grizzly Bay, Fort McMurray

MLS® #A2213033

**\$249,000**

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	\$249,000
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, Microwave, Washer, Dryer, Electric Stove, Refrigerator
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	90
Zoning	R1P

## Listing Details

Listing Office	RE/MAX Connect
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