



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**193 O'COFFEY Crescent #1, Fort McMurray T9K 0B7**

MLS® #: **A2104896**

Area: **Timberlea**

Listing Date: **02/05/24**

List Price: **\$289,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2008**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,364**  
Low Sqft:  
Ttl Sqft: **1,364**

DOM

**93**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Corner Lot,Front Yard,Lawn,Landscaped,Standard Shaped Lot  
Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated  
Garage,Insulated,Off Street,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Stone,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Stove(s),Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Open Floorplan,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

| Room                 | Level    | Dimensions     |
|----------------------|----------|----------------|
| 2pc Bathroom         | Main     | 7`11" x 3`0"   |
| Living Room          | Main     | 15`9" x 13`10" |
| 4pc Bathroom         | Upper    | 9`8" x 8`8"    |
| Bedroom              | Upper    | 10`4" x 13`4"  |
| Walk-In Closet       | Upper    | 9`8" x 4`8"    |
| Furnace/Utility Room | Basement | 11`0" x 12`8"  |

| Room              | Level    | Dimensions     |
|-------------------|----------|----------------|
| Kitchen           | Main     | 9`3" x 10`0"   |
| 3pc Ensuite bath  | Upper    | 9`8" x 8`10"   |
| Bedroom           | Upper    | 12`6" x 11`10" |
| Bedroom - Primary | Upper    | 13`3" x 13`10" |
| Game Room         | Basement | 22`2" x 13`3"  |

Legal/Tax/Financial

Condo Fee:  
**\$480**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2**

Legal Desc: **0821936**

Remarks

Pub Rmks:

**DOUBLE HEATED GARAGE + DOUBLE DRIVEWAY (PARKING FOR 4!) | END UNIT | BEAUTIFULLY RENOVATED KITCHEN | FULLY DEVELOPED | Welcome to #1, 193 O'Coffey, located in Timberlea close to schools and just steps to Syncrude Athletic Park! This special 2-storey townhouse is dripping with QUALITY! The beautiful modern kitchen has been updated (2020) and showcases newly finished cupboards (lots of storage!), STAINLESS STEEL APPLIANCES (dishwasher new in 2020), new faucet & sink (2020), island with built-in wine rack and breakfast bar, tile flooring, and updated lighting. The main floor also features HARDWOOD FLOORING, a half bathroom, plenty of natural light, and living room with a gas fireplace and two windows since it is an end unit. Head upstairs and you will find 3 bedrooms (featuring black-out shades) and 2 full bathrooms - the main bathroom featuring a bathtub/shower combo, HEATED FLOORS, and laundry (dryer new in 2021). The primary bedroom suite features an extra clothing wardrobe with mirrors (included), a LARGE ENSUITE BATHROOM with extra-large tiled shower & tile flooring, and a large walk-in closet with built-in shelving. The fully developed basement features a rec room with laminate flooring and built-in speakers. The large utility room has plenty of space for storage. Access to the garage is located on your way to the basement - no need to go outside! The attached heated double garage features drywall & paint, high ceilings, cold water tap, and the sellers are leaving the bike hoists for the new owners. The LARGE BACK DECK is located off the kitchen where it gets shade in the afternoon, and features a gas BBQ hook-up. Air conditioning is included for those hot summer days. Attic insulation was replaced in 2017. Bathroom light fixtures new in 2020. Condo fees include: Water, Sewer, Exterior Insurance, Exterior Maintenance, Garbage Removal, Landscaping, Snow Removal, Professional Management, and Reserve Fund Contributions. Watch the 3D tour!**

Inclusions:

**Stove, Microwave, Dishwasher, Dryer, Washer, All Window Coverings, TV wall mount, air conditioner, central vacuum and attachments, garage opener with 1 remote, alarm system/equipment (no contract), pegboard in garage, garage heater, wardrobe in primary bedroom, 2 bike hoists in garage, natural gas bbq, basement in-ceiling speakers (as is - never used), humidifier (as is)**

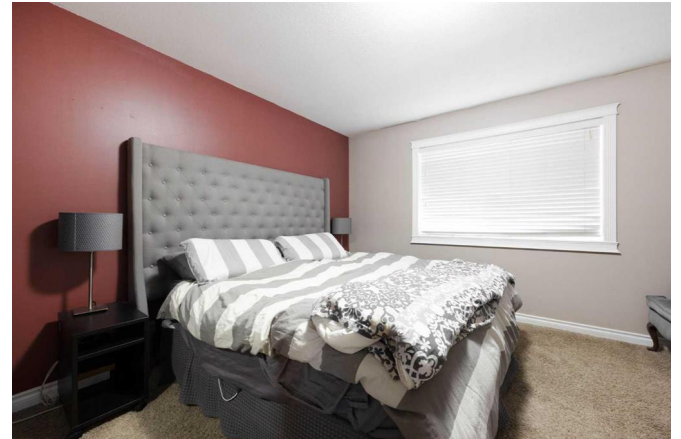
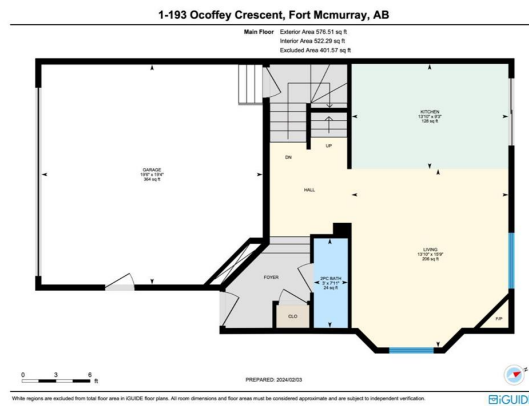
Property Listed By:

**RE/MAX First**

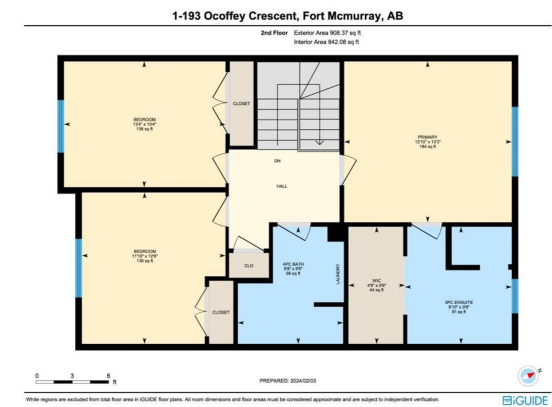
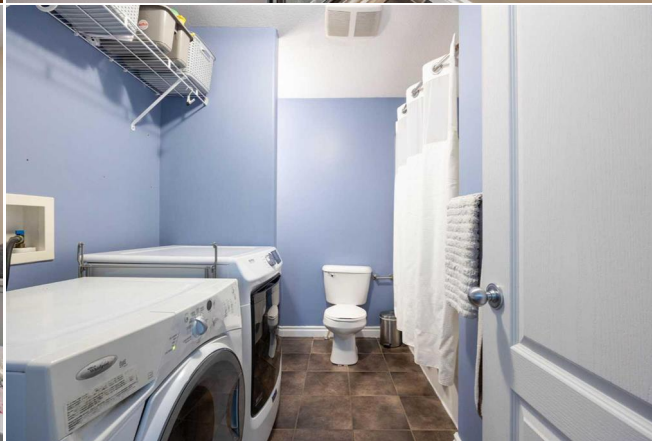
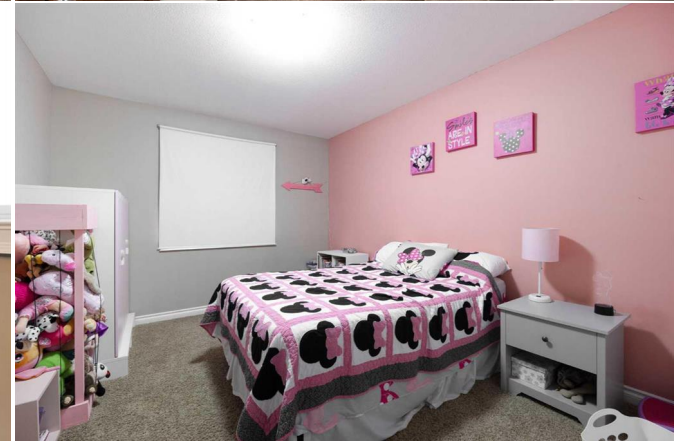
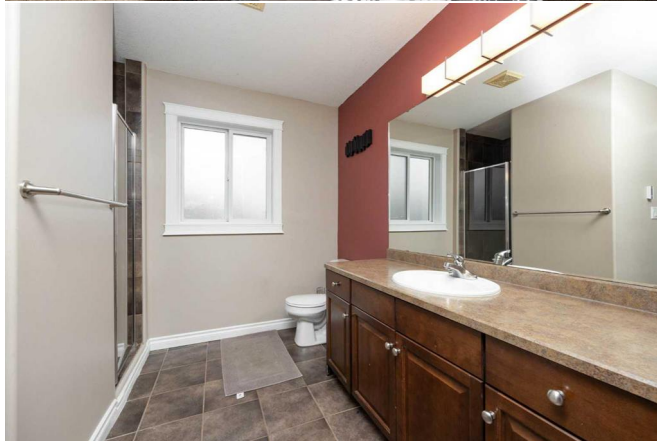
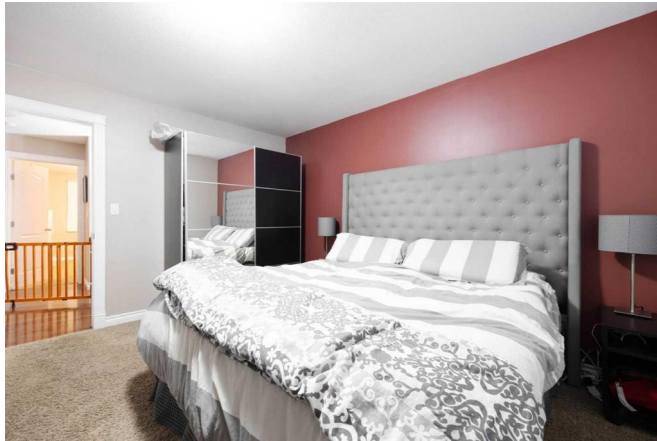
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**













1-193 Ocoffey Crescent, Fort McMurray, AB

Basement (Below Grade) Exterior Area 489.23 sq ft  
Interior Area 437.23 sq ft



0 2 4 ft

PREPARED: 2024/02/03



Write regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Main Building: Total Exterior Area Above Grade 1484.88 sq ft



Main Floor  
Exterior Area 576.51 sq ft

2nd Floor  
Exterior Area 586.37 sq ft

Basement (Below Grade)  
Exterior Area 489.23 sq ft

0 2 4 ft

PREPARED: 2024/02/03



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