



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**138 COCHRANE Crescent, Fort McMurray T9K 1H2**

MLS®#: **A2115530**

Area: **Thickwood**

Listing Date: **03/17/24**

List Price: **\$429,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1980**

Lot Information

Lot Sz Ar:

**6,049 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,075**

Low Sqft:

Ttl Sqft:

**1,075**

DOM

**48**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard**

**Double Garage Detached,Driveway**

Utilities and Features

Roof: **Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Vinyl Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **None**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,ENERGY STAR Qualified Refrigerator,Microwave Hood Fan**  
Int Feat: **Laminate Counters,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 6`9"
Bedroom - Primary	Main	8`1" x 9`0"
4pc Bathroom	Main	6`9" x 7`8"
Bedroom - Primary	Main	12`6" x 12`3"
3pc Bathroom	Basement	4`9" x 8`8"
Bedroom	Basement	15`1" x 9`6"

Room	Level	Dimensions
Dining Room	Main	12`5" x 7`6"
Living Room	Main	16`6" x 12`6"
Bedroom	Main	12`5" x 8`10"
Kitchen	Main	11`3" x 12`5"
Family Room	Basement	24`11" x 15`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**7921223**

Remarks

Pub Rmks:

**: Welcome to this lovely bi-level home with +1,980 SQFT of TOTAL living space, 4 bedrooms, 2.5 bathrooms, grand rec room in basement, long paved driveway with double detached garage AND a huge backyard with grand rec room in basement, long paved driveway with double detached garage AND a huge backyard with sand pit & great deck - this home has it all! As you enter through the foyer, you are welcomed up the stairs into the sunny living area which offers an oversized window, overlooking the front yard and allowing plenty of natural light to brighten the space! Just off the living room, the dining room is spacious enough for a formal table and leads onto the rear deck through patio doors, nicely combining indoor & outdoor living space! The kitchen has been finished with tile flooring, plenty of light shaker cabinetry, lots of countertop space, dual basin sink with window overlooking the backyard, and an appliance package including a french door fridge with bottom freezer, built-in dishwasher, and stove with over the range built-in microwave - great for any home chef! The spacious primary master bedroom offers a good-sized closet with a 2pc ensuite and 2 additional bedrooms with large windows, as well as a shared 4pc bathroom with tub/shower combo nicely finish off the main level! Heading down the stairs, this home features a large family room with plenty of space to customize to your liking. The basement also offers a 4th bedroom and 3pc bathroom with stand-alone glass shower, plus a tucked away laundry space with washer & dryer and additional storage! The outside has a fully fenced & landscaped backyard with a gorgeous deck, sand pit, and plenty of storage space - this home truly is a GEM! Book your private showing today & don't miss out!**

Inclusions:  
Property Listed By:

**N/A**  
**ROYAL LEPAGE BENCHMARK**

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













