



THE
A-TEAM

**RE/MAX
FIRST**

191 COCHRANE Crescent, Fort McMurray T9K 1H1

MLS® #: **A2124744**

Area: **Thickwood**

Listing Date: **04/20/24**

List Price: **\$299,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 16-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Fort McMurray**
Year Built: **1980**

Lot Information

Lot Sz Ar: **3,852 sqft**
Lot Shape:

Access:

Lot Feat: **City Lot**
Park Feat: **Off Street, Single Garage Detached**

Finished Floor Area

Abv Sqft: **1,100**
Low Sqft:
Ttl Sqft: **1,100**

DOM

257

Layout

Beds: **5 (4 1)**
Baths: **3.0 (3 0)**
Style: **Back Split, Split Level**

Parking

Ttl Park: **4**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco**
Flooring: **Carpet, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **Jetted Tub, Separate Entrance, Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`1" x 8`1"	Bedroom	Main	10`7" x 12`7"
Bedroom	Main	10`7" x 10`5"	Dining Room	Second	12`11" x 10`5"
Kitchen	Second	10`11" x 14`4"	Living Room	Second	19`3" x 11`11"
5pc Bathroom	Third	8`2" x 8`1"	Bedroom	Third	11`3" x 11`0"
Bedroom - Primary	Third	11`3" x 12`6"	4pc Bathroom	Basement	9`3" x 7`3"
Laundry	Basement	8`3" x 13`4"	Bedroom - Primary	Basement	15`1" x 14`0"
Storage	Basement	14`2" x 3`8"	Walk-In Closet	Basement	7`11" x 7`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R2**
 Legal Desc: **7921223**

Remarks

Pub Rmks: **191 Cochrane Crescent, located in a family friendly neighbourhood offering easy access to our beautiful Birchwood trails. As well as St.Gabriels and Westview Elementary schools, Westwood High School, playgrounds and public transportation. This home features 5 good sized bedrooms and 3 bathrooms. Upon entering this home, you will be greeted by high ceilings with a spacious dining room, kitchen and living room with a large gas fireplace. The primary bedroom is a private retreat, tucked away on its own level complete with an en-suite bathroom and walk-in closet. The remaining four bedrooms are generously sized, offering plenty of space for relaxation and personalization. This property also offers a single car garage as well as a fenced back yard. Whether you're looking for a family home or investment property this is real estate you need to see! Book your viewing today! New windows and shingles 2yrs old.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX FORT MCMURRAY**

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





