



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**160 O'COFFEY Crescent, Fort McMurray T9K 2V8**

MLS® #: **A2136465**

Area: **Timberlea**

Listing Date: **05/31/24**

List Price: **\$329,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Fort McMurray**

Abv Sqft:

**815**

Year Built:

**2005**

Low Sqft:

Ttl Sqft:

**815**

Lot Information

Lot Sz Ar:

**3,065 sqft**

Lot Shape:

DOM

**108**

Layout

Beds:

**3 (1 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow,Side by**

**Side**

Parking

Ttl Park:

**5**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Front Yard,Lawn,Landscaped**

**Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,Paved,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Double Vanity,Laminate Counters,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>5pc Bathroom</b>	<b>Main</b>	<b>5`0" x 12`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 8`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 13`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`6" x 15`6"</b>
<b>Family Room</b>	<b>Basement</b>	<b>17`10" x 17`6"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>13`9" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`4" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`2" x 12`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`8" x 9`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0425471**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**SELLER WILL PAINT, YOU PICK THE COLOURS! - NOW VACANT AND READY FOR IMMEDIATE POSSESSION! Welcome to 160 O'Coffey Crescent: This well-appointed semi-detached home offers low-maintenance living at a great price. Featuring a heated attached garage, driveway parking for up to four vehicles, and an oversized shed perfect for ATV storage, this home is ideally located near Tower Road, schools, and parks in the heart of Timberlea. Spend your summer on the front deck with privacy walls, perfect for soaking up the sun. Inside, natural light pours through the oversized windows in the living room. The open floor plan boasts luxury vinyl plank floors, a kitchen with stainless steel appliances, and light-coloured cabinets. The dining room comfortably accommodates a large table, which is included in the sale. The home features three bedrooms, with the primary bedroom on the main level. The primary bedroom includes a walk-in closet and is attached to a five-piece bathroom with a large vanity and two sinks. The lower level hosts the second and third bedrooms, a four-piece bathroom, a laundry room, and a family room with a gas fireplace, providing warmth and a cozy atmosphere year-round. With no condo fees, an updated hot water tank (2020), and central A/C, this home is move-in ready. Schedule a tour today and discover all that this great home has to offer.**

Inclusions:  
Property Listed By:

**Shed, Garage heater, Basement - bedroom sets x2, Basement living room furniture, kitchen table and chairs included.  
The Agency North Central Alberta**

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







