



THE
A-TEAM

**RE/MAX
FIRST**

228 COKERILL Crescent, Fort McMurray T9K 2J2

MLS® #: **A2146538**

Area: **Timberlea**

Listing Date: **07/06/24**

List Price: **\$239,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 31-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1984**

Finished Floor Area
Abv Sqft: **940**
Low Sqft:
Ttl Sqft: **940**

DOM

72
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Mobile**

Lot Information

Lot Sz Ar: **5,548 sqft**
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Front Yard,Lawn,Landscaped**
Park Feat: **Driveway,Front Drive,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room Level Dimensions
4pc Bathroom **Main** **7`7" x 7`7"**
Bedroom **Main** **9`10" x 7`7"**
Living Room **Main** **12`11" x 20`5"**

Room Level Dimensions
Bedroom **Main** **9`10" x 7`10"**
Kitchen **Main** **12`11" x 14`3"**
Bedroom - Primary **Main** **10`9" x 10`1"**

Legal/Tax/Financial

Condo Fee: **\$270**

Title: **Fee Simple**

Zoning: **RMH**

Fee Freq:
Monthly

Legal Desc: **9622660**

Remarks

Pub Rmks: **Welcome to 228 Cokerill Crescent: Renovated inside and out, this beautifully updated home offers the comfort of modern living with a fresh, light, and airy aesthetic. Located in the heart of Timberlea, this detached home is ready for immediate possession at an incredible price. As you step inside, you are greeted by an open-concept living space featuring all-new luxury vinyl plank floors. The stunning white kitchen boasts new countertops, an island, white cupboards, and brand-new stainless steel appliances. The black sink, hood vent over the stove, and black hardware add an elevated touch to the home's design. The four-piece bathroom has been completely transformed with a floating vanity and a beautiful tub-shower combo. Two bedrooms are found down the hall, and the primary bedroom, the largest of the three, is located at the end. Conveniently, new stacked laundry is situated in the hallway, and the luxury vinyl plank flooring continues throughout the home for a cohesive look. Enjoy the sun on the new deck and personalize the landscaped backyard to your liking. Just a short walk to the Syncrude Athletic Park, with trails all around to explore. The low condo fees include unlimited water, sewage, and garbage collection. Schedule a private tour today and see for yourself what makes this home so special.**

Inclusions: **N/A**

Property Listed By: **The Agency North Central Alberta**

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