



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**176 COKERILL Crescent, Fort McMurray T9K2J2**

MLS®#: **A2156089**      Area: **Timberlea**      Listing Date: **08/07/24**      List Price: **\$214,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1984**  
Lot Information  
 Lot Sz Ar: **4,198 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,366**  
 Low Sqft:  
 Ttl Sqft: **1,366**

DOM

**42**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **Mobile**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Landscaped,Rectangular Lot,Zero Lot Line**  
 Park Feat: **Stall**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Block**

Kitchen Appl: **See Remarks**  
 Int Feat: **Laminate Counters,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 11`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 8`8"</b>
<b>Dinette</b>	<b>Main</b>	<b>5`0" x 9`8"</b>	<b>Entrance</b>	<b>Main</b>	<b>9`0" x 19`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 11`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`0" x 21`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`0" x 11`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$270**

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

Zoning:  
**RMH**

Legal Desc: **9622660**

Remarks

Pub Rmks: **176 Cokerill Cres- Your home is situated on a large lot in Timberlea. You will be greeted with a massive covered porch at the front of the home bringing you into the 19' extension with a large foyer, a 2 piece bathroom and sitting area with doors leading to the large back deck; private fully fenced yard and fire pit area. Back inside; the massive living room has a corner fire place with beautiful white stone surround, lots of natural lighting and laminate flooring. The kitchen has been renovated nicely, with white cupboards, upgraded lighting, crown moulding above the cupboards. An abundance of cupboard and countertop space with laminated counters, stainless steel appliances, and open to your large dinette space with built-in storage. The large primary space is equipped with a large closet, laminate flooring and has access to the main fully renovated bathroom. At the front of your home you will find two nicely sized bedrooms with large windows giving lots of natural lighting, newer light fixtures and finished nicely with beautiful natural paint colours. Your home has a new effective age of 22 years (2022) and estimated remaining economic life of 28 years. This home is located close to parks, baseball diamonds, walking trails, busing, skate, parks, and minutes away from schools and shopping. Call today for your private viewing!!!**

Inclusions: **Fridge, stove, microwave, dishwasher, washer,dryer and A/C**  
Property Listed By: **COLDWELL BANKER UNITED**

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









