



THE
A-TEAM

**RE/MAX
FIRST**

104 COKERILL Crescent, Fort McMurray T9K 2J3

MLS®#: **A2158026**

Area: **Timberlea**

Listing Date: **08/16/24**

List Price: **\$349,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1997**

Finished Floor Area
Abv Sqft: **1,209**
Low Sqft:
Ttl Sqft: **1,209**

DOM

33
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Mobile**

Lot Information

Lot Sz Ar: **4,023 sqft**
Lot Shape:

Parking
Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Gazebo,Front Yard,Lawn,Garden,Landscaped**
Park Feat: **Insulated,Parking Pad,RV Access/Parking,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Ceiling Fan(s),Crown Molding,French Door,High Ceilings,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`11"	3pc Ensuite bath	Main	14`8" x 5`0"
4pc Bathroom	Main	5`0" x 8`3"	Bedroom	Main	9`2" x 11`6"
Bedroom - Primary	Main	11`11" x 12`2"			

Legal/Tax/Financial

Condo Fee:
\$270

Title:
Fee Simple

Zoning:
RMH

Legal Desc:

9622660

Fee Freq:
Monthly

Remarks

Pub Rmks:

JUST WHEN YOU THOUGHT YOU COULDN'T FIND IT YOU FOUND IT! CURB APPEAL, DEATCHED HEATED 14X18 MAN COVE, AMAZING YARD AND PATIO, FULLY RENOVATED INSIDE AND OUT, & RV PARKING. This home will start by stealing your heart on the exterior with its stunning curb appeal that offers NEW SIDING 2024, NEW SHINGLES 2023, SOME NEW WINDOWS, ALL NEW SKIRTING, NEW GARDEN BOXES, NEW ACCENT ROCK EXTERIOR FINISHING, RENOVATED BATHROOMS, RENOVATED KITCHEN, NEW FLOORING, CROWN MOULDINGS, NEW TRIM, NEW DOORS AND MORE! You will be hard-pressed to find a home with so much value and pride of ownership and a beautiful modern farmhouse country feel. The exterior offers a load of parking, a fully fenced yard, a heated man cave, a gorgeous lower private patio area with built-in gazebo, and a NEW covered front deck and an extended rear deck. After you are impressed with the exterior, step inside to a place you will be proud to call home. Renovated front to back, all new luxury vinyl plank floors, shiplap walls, and gorgeous crown molding. The open-concept living area offers a large living room with faux wood feature wall. The stunning refurbished kitchen features a coffee bar, white cabinets and stainless-steel appliances. The Sellers have made an oversized pantry for extra storage space. This main level continues with 2 bedrooms and 2.5 bathrooms. The 2nd bedroom can be easily converted back to a 3-bedroom home. The main 4 pc bathroom has been renovated with new vanity, flooring and more. You will be impressed with the Primary bedroom that offers a feature wall and ceiling and a beauty of an ensuite that has just been renovated with a stand-up shower with glass doors and black accents and hardware. The large closet features sliding barn doors. This floor plan also has a separate laundry room and the rare find of a 2-pc powder room. This is perfect for those who like to entertain in their yard in the Summer and guests can quickly access through the back entrance. Other updates include HWT, new hardware throughout the doors and kitchen, along with fresh paint. This home is perfectly located in Timberlea next to Syncrude Athletics park, trails, parks and more. Call today and schedule your personal tour.

Inclusions:
Property Listed By:

Fridge, stove, microwave, dishwasher, washer, dryer, blinds, 2 gazebos, shelves in shed, attached shelving in home, heater in garage, all fans
COLDWELL BANKER UNITED

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











