



THE
A-TEAM

**RE/MAX
FIRST**

193 O'COFFEY Crescent #05, Fort McMurray t9k0b7

MLS®#: **A2160343**

Area: **Timberlea**

Listing Date: **08/25/24**

List Price: **\$332,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2008**

Finished Floor Area
Abv Sqft: **1,443**
Low Sqft:
Ttl Sqft: **1,443**

DOM

24
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Few Trees,Landscaped,See Remarks**
Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction:
Mixed
Flooring:
Carpet,Ceramic Tile,Hardwood,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer**
Int Feat: **Central Vacuum,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`10" x 3`0"
3pc Ensuite bath	Second	9`5" x 8`8"
4pc Bathroom	Second	9`5" x 8`5"
Bedroom	Second	10`4" x 13`4"
2pc Bathroom	Basement	4`8" x 5`8"
Furnace/Utility Room	Basement	11`2" x 10`11"

Room	Level	Dimensions
Kitchen	Main	10`3" x 13`8"
Living/Dining Room Combination	Main	12`10" x 13`9"
Bedroom	Second	12`5" x 11`10"
Bedroom - Primary	Second	13`3" x 13`8"
Game Room	Basement	19`10" x 13`2"

Legal/Tax/Financial

Condo Fee:
\$479

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **0821936**

Remarks

Pub Rmks: **OVER 1800 sq feet of total living space, this exquisitely modernized 3 bed, 4 bath townhome will have you eager to pack your bags! A deep oversized aggregate parking pad welcomes you to the homes' double attached garage and front entry- parking is NO problem for this unit! The property has undergone numerous recent UPDATES including QUARTZ counters, white subway tile, black undermounted sink & faucet, updated and extended white- 2 tone CABINTRY, stainless steel appliances, Ceiling & pot light reconfiguration, updated light fixtures, MODERN WHITE TILED Primary ENSUITE/SHOWER with HEATED floors, NEWLY DEVELOPED BASEMENT with Luxury vinyl plank currently utilized as a living/games room but could also be used as a studio bedroom w/ ensuite, CENTRAL AC, CENTRAL VAC, Hot water tank (2019), and Garage Heater. Pride of ownership shines with this immaculate property- Book your showing today!!!**

Inclusions:
Property Listed By: **Garage Fridge, Gazebo with screens/curtains, COLDWELL BANKER UNITED**

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











