



THE
A-TEAM

**RE/MAX
FIRST**

287 COCHRANE Crescent, Fort McMurray T9K 1J6

MLS® #: **A2161351** Area: **Thickwood** Listing Date: **08/27/24** List Price: **\$442,500**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **6,598 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,552**
 Low Sqft:
 Ttl Sqft: **2,552**

DOM

22
Layout
 Beds: **7 (4 3)**
 Baths: **4.0 (4 0)**
 Style: **1 and Half Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Hardwood,Laminate,Linoleum,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Kitchen	Main	13`5" x 13`6"	Bedroom - Primary	Main	11`9" x 14`5"
Dining Room	Main	14`0" x 14`0"	Living Room	Main	15`0" x 25`0"
Bonus Room	Second	31`0" x 16`0"	Living/Dining Room Combination	Basement	28`0" x 15`0"
Bedroom	Basement	13`0" x 11`0"	Bedroom	Basement	11`0" x 8`0"
Bedroom	Basement	7`10" x 9`0"	Bedroom	Main	12`0" x 9`0"
Bedroom	Second	13`0" x 9`0"	Kitchen With Eating Area	Basement	17`0" x 24`0"
Bedroom	Main	9`0" x 9`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **7921223**

Remarks

Pub Rmks: **287 Cochrane Cres- This massive home is situated on a large landscape plot in thickwood. Your home features a double attached garage with an oversize driveway. Inside your main floor You will find a large living room area, oversized windows, providing an abundance of natural lighting and doors leading to the fully fenced massive backyard and oversized deck area. The kitchen features White cabinets with Wood mouldings extending to the ceiling providing lots of cabinet space ; your kitchen is finished with laminated countertops and a pantry area. The dining room or second living room space on the main floor is finished with a wood burning fireplace and wood panel ceiling. The main floor also includes your primary bedroom with full en-suite and walk in closet as well as two other bedrooms and a main 4 piece bathroom. Upstairs, you will find a huge bonus room area with wet bar and a private balcony; great for entertaining friends and family; this space also includes a bedroom / office space area and finished with carpet and laminate flooring. The basement is fully developed with an inlaw (non-conforming) suite. A large rec room, a full bathroom and three more bedrooms. This home is priced to sell and provides lots of space to accommodate your family and entertaining and is located on a beautiful matured street close to walking trails, Transportation/bussing and so much more. Call today for your private viewing.**

Inclusions: **Sold as is where is on possession**
 Property Listed By: **COLDWELL BANKER UNITED**

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