



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 O'COFFEY Crescent, Fort McMurray T9K2V7**

MLS® #: **A2162760**

Area: **Timberlea**

Listing Date: **09/04/24**

List Price: **\$459,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2004**

Finished Floor Area  
Abv Sqft: **1,482**  
Low Sqft:  
Ttl Sqft: **1,482**

DOM

**14**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,358 sqft**  
Lot Shape:

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

Construction: **See Remarks**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Closet Organizers,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`5" x 11`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 12`6"</b>

Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`4" x 9`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`0" x 9`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0425471**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Welcome to this seamlessly designed two-storey home. The main floor features an open-concept layout, perfect for entertaining and family gatherings. The large kitchen and dining area offer a fantastic view of the backyard, making it a delightful space to enjoy meals. The kitchen is equipped with a generous island, ideal for casual dining or meal prep, and includes a spacious pantry for additional storage. It flows effortlessly into the living room, where you can cozy up by the gas fireplace, creating a warm and inviting atmosphere. Convenience is key with a main-floor laundry room that provides easy access to the attached garage, along with a well-appointed power room for guests. As you ascend to the second level, you'll find three generously sized bedrooms. The primary bedroom is a true retreat, boasting a walk-in closet and an ensuite bathroom. The additional two bedrooms are also spacious and share a full bath, ensuring comfort for family members or guests. The basement is a fantastic bonus, featuring an extra-large family room that offers endless possibilities for recreation and relaxation. This level also includes another bathroom and a bedroom, perfect for guests or as a private office space. The home is complemented by an attached garage with two garage doors, providing ample space for vehicles and storage. It backs onto lush green space, offering a serene view and a perfect backdrop for outdoor activities. This home is a perfect blend of style, functionality, and location, making it ideal for modern living. Don't miss the chance to make it yours!**

Inclusions:  
Property Listed By:

**Schedule A to accompany all offers, property sold "AS IS, WHERE IS"  
RE/MAX FORT MCMURRAY**

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







