



THE
A-TEAM

**RE/MAX
FIRST**

179 COCHRANE Crescent, Fort McMurray T9K 1H1

MLS®#: **A2172000**

Area: **Thickwood**

Listing Date: **10/09/24**

List Price: **\$304,999**

Status: **Active**

County: **Wood Buffalo**

Change: **+\$999, 09-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

611

Year Built:

1980

Low Sqft:

Ttl Sqft:

611

Lot Information

Lot Sz Ar:

4,112 sqft

Lot Shape:

DOM

9

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

5

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,No Neighbours Behind,See Remarks

Parking Pad,RV Access/Parking,RV Gated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Yard**

Construction:

Mixed

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dryer,Microwave,Refrigerator,See Remarks,Stove(s),Washer**

Int Feat: **Beamed Ceilings,Pantry,See Remarks,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`7" x 6`10"
Kitchen	Main	8`6" x 8`10"
Storage	Main	6`8" x 7`6"
Bedroom	Lower	7`10" x 12`0"
Bedroom - Primary	Lower	12`0" x 9`7"

Room	Level	Dimensions
Dining Room	Main	10`3" x 8`2"
Living Room	Main	12`0" x 13`8"
4pc Bathroom	Lower	4`11" x 6`10"
Bedroom	Lower	9`11" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7921223

Zoning:
R2

Remarks

Pub Rmks:

Welcome to 179 Cochrane Crescent! This beautifully maintained 3-bedroom, 2-bathroom duplex offers the perfect blend of charm and convenience, all while coming with NO CONDO FEES! The stunningly landscaped exterior and backyard oasis provide a peaceful retreat, complete with the privacy of no rear neighbors. Parking is hassle-free with a new white-washed crushed stone RV parking pad and a gated backyard, which also offers additional space for vehicles or the potential to build a spacious detached garage. Plus, a generous garden shed adds extra storage for your outdoor equipment. Inside, the home has been recently painted and features a brand new roof, along with a newer furnace and hot water tank, making it truly move-in ready. Located within walking distance of beautiful Birchwood trails, schools, and shopping, this property is ideal for a wide range of buyers seeking a centrally located home with room to enjoy and expand.

Inclusions:
Property Listed By:

N/A
COLDWELL BANKER UNITED

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







