



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**193 O'COFFEY Crescent #22, Fort McMurray T9K 0B7**

MLS® #: **A2173340**

Area: **Timberlea**

Listing Date: **10/16/24**

List Price: **\$324,900**

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: **1,491**  
Low Sqft:  
Ttl Sqft: **1,491**

DOM

**1**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve,Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Mixed**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 13`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`0" x 3`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`6" x 9`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 12`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>9`8" x 4`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 13`8"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 13`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`7" x 11`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$480**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2**

Legal Desc: **0821936**

Remarks

Pub Rmks: **IMMEDIATE POSSESSION! Executive townhouse in an amazing location backing onto the Syncrude Athletic Park! This townhouse comes with a double attached heated garage and great parking. Located in Timberlea and close to all amenities, this 3-bedroom and 2.5-bathroom townhouse boasts quality workmanship throughout. It features hardwood and tile flooring, stainless steel appliances, central air, and a central vacuum with attachments. The main floor features a living room with an extra large window for natural light and a gas fireplace, a half bathroom, the kitchen with custom cabinetry, a large eat-at island and lots of countertop space, plus a dining area with large patio doors that leads to the tranquil and quiet secluded back deck. Upstairs, you'll find a large master bedroom with a walk-in closet in the ensuite with a tiled shower plus a heated tiled flooring throughout the bathroom floor. There are 2 additional generous-sized bedrooms, a second full bath also with heated flooring plus a laundry area with front load washer and dryer. The lower level is a blank canvas and awaits your ideas. The location is super close to recreation facilities, park space, walking trails, and bus routes. Whether you're a first-time buyer, a couple, or an investor, this townhouse is perfect for you. Give us a call to schedule a viewing!**

Inclusions: **N/A**  
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







