



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: **\$299,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$20k, 08-Nov**

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

48
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
Kitchen	Main	10`10" x 13`9"
2pc Bathroom	Main	8`0" x 3`0"
4pc Bathroom	Second	9`6" x 9`3"
Bedroom	Second	10`4" x 12`11"
Walk-In Closet	Second	9`8" x 4`11"

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

Legal/Tax/Financial

Condo Fee:
\$480

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **0821936**

Remarks

Pub Rmks: **IMMEDIATE POSSESSION! END UNIT! This townhouse is 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







