



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 COKERILL Crescent, Fort McMurray T9K2J3**

MLS® #: **A2173560**

Area: **Timberlea**

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

List Price: **\$112,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1996**  
Lot Information  
Lot Sz Ar: **4,023 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,216**  
Low Sqft:  
Ttl Sqft: **1,216**

DOM

**1**  
Layout  
Beds: **3 (3)**  
Baths: **2.0 (2 0)**  
Style: **Mobile**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Landscaped,Rectangular Lot**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Other**

Construction: **Wood Frame**  
Flooring: **Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt:  
**Piling(s)**

Kitchen Appl: **See Remarks**  
Int Feat: **Ceiling Fan(s),Laminate Counters,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 12`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`0" x 16`0"</b>
<b>Dinette</b>	<b>Main</b>	<b>7`0" x 12`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 10`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 8`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`5" x 12`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$270**

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

Zoning:  
**RMH**

Legal Desc: **9622660**

Remarks

Pub Rmks: **116 Cokerill Cres- This well maintained home is located in Timberlea close to parks, walking trails, bus routes, baseball, diamonds, waterpark, and a skate park. It is situated on a rectangle lot with ample parking. Inside, you will find an open concept floorplan. The main living room has laminate flooring. The large living room is bright and features lots of natural lighting. Leading to the massive kitchen with tons of cupboard and countertop space. The dinette area is oversized with a large window. The common areas are great for entertaining friends and family. Your home features three large bedrooms, including your primary suite, which is located at the back of the home. Your primary suite has ample space, no carpet; a full walk-in closet and a four piece en-suite. Your home also has a full 4 piece main bathroom with linoleum flooring and laminated countertops. Your full laundry room has access to your back deck and large landscaped yard. Don't wait call today.**

Inclusions:  
Property Listed By: **COLDWELL BANKER UNITED**

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



