



THE
A-TEAM

**RE/MAX
FIRST**

115 COCHRANE Crescent, Fort McMurray T9K 1G9

MLS® #: **A2196772**

Area: **Thickwood**

Listing Date: **03/04/25**

List Price: **\$379,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1980

Lot Information

Finished Floor Area

Lot Sz Ar:

7,750 sqft

Lot Shape:

Abv Sqft:

1,560

Low Sqft:

Ttl Sqft:

1,560

DOM

88

Layout

Beds:

4 (4)

Baths:

2.5 (2 1)

Style:

4 Level Split

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Other

Int Feat:

Laminate Counters

Utilities:

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

22`2" x 30`4"

Family Room

Main

48`11" x 47`10"

Living Room

Second

66`8" x 65`4"

4pc Bathroom

Third

16`2" x 26`3"

Bedroom

Third

28`5" x 34`2"

Laundry

Basement

29`6" x 31`2"

Workshop

Basement

37`6" x 31`2"

Room

Level

Dimensions

Bedroom

Main

29`6" x 30`7"

Kitchen

Second

47`7" x 44`10"

2pc Ensuite bath

Third

16`2" x 15`4"

Bedroom

Third

25`8" x 33`11"

Bedroom - Primary

Third

38`0" x 43`6"

Game Room

Basement

64`6" x 46`6"

Furnace/Utility Room

Basement

19`2" x 19`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7921223

Remarks

Pub Rmks:

Welcome to 115 Cochrane Cres! A spacious 4-Level Split in Desirable Thickwood area Allow me to introduce you to this charming and spacious four-level split located in the heart of Thickwood. This well-maintained home offers a functional layout with plenty of space for the whole family. The large master bedroom is a true retreat, featuring a private 2-piece ensuite, a generous closet, and even a convenient laundry chute. Enjoy a picturesque backyard view right from your room. The inviting kitchen is perfect for entertaining, offering ample cupboard and countertop space for all your culinary needs. The bright and airy living room boasts a natural wood-burning fireplace and an oversized front window, allowing for an abundance of natural light. On the third level, you'll find a spacious rec room, ideal for family movie nights along with a large bedroom and another full bathroom. The fully developed basement provides additional versatile space that can serve as a family room, storage area, or even an extra living space. This home is full of potential and offers a comfortable, functional layout in a fantastic location. The upper level features three well-appointed bedrooms, including a comfortable primary bedroom, and a full bathroom. Step outside to a fully fenced backyard, offering privacy and plenty of space for relaxation, entertaining, or play. A large deck extends your living space outdoors, making it ideal for summer BBQs and gatherings. For those who appreciate extra storage or workspace, and includes a detached double garage "As is". Don't miss your chance to make it yours.

Inclusions:
Property Listed By:

Fridge, Stove, Dishwasher, Washer, Dryer, All existing window coverings, Alarm (Hardware only)
EXP REALTY

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









