



THE
A-TEAM

**RE/MAX
FIRST**

193 O'COFFEY Crescent #17, Fort McMurray T9K 0B7

MLS® #: **A2197677**

Area: **Timberlea**

Listing Date: **03/02/25**

List Price: **\$329,900**

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

Lot Information

Finished Floor Area

Abv Sqft:

1,469

Low Sqft:

Ttl Sqft:

1,469

Lot Sz Ar:

Lot Shape:

DOM

90

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Concrete

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Refrigerator,Washer/Dryer

Int Feat:

Crown Molding,Kitchen Island,Laminate Counters,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`9" x 3`0"	Dining Room	Main	10`10" x 5`7"
Kitchen	Main	10`10" x 8`3"	Living Room	Main	12`11" x 14`0"
3pc Ensuite bath	Second	9`8" x 8`7"	4pc Bathroom	Second	9`6" x 9`3"
Bedroom	Second	10`4" x 13`2"	Bedroom	Second	12`6" x 11`8"
Bedroom - Primary	Second	13`3" x 13`9"	Walk-In Closet	Second	9`8" x 4`8"
3pc Bathroom	Basement	5`1" x 6`11"	Bedroom	Basement	10`4" x 7`7"
Game Room	Basement	11`0" x 13`3"	Furnace/Utility Room	Basement	11`8" x 11`3"

Condo Fee:
\$477

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **0821936**

Remarks

Pub Rmks: **Welcome to 193 O'Coffey Crescent, located in the heart of the Timberlea area. This immaculate, well crafted home features a double attached garage, fully developed basement with unique upgrades that any buyer would appreciate. Main floor showcases beautiful hardwood flooring that stretches all the way up the stairs to the second floor. Kitchen offers loads of cupboard space, stainless steel appliances and a large island that's great for meal prep and when hosting guests. Living room area is spacious and features a gas fireplace. Upstairs you'll find 3 large bedrooms, including a primary with full ensuite and a walk in closet area. Upper level also offers a full bathroom with laundry and one of the best features has to be the in-floor heating in all of the full bathrooms in this home! Basement is fully developed and comes complete with a rec room area, a 4th bedroom for your family or any visiting guests and a 3rd full bathroom. Take full advantage of the low maintenance lifestyle and enjoy the luxuries of this quiet community with a greenbelt location. Call for your personal tour.**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, All window coverings, Fridge in garage, Central Vac plus attachments, AC unit, Garage door opener**

Property Listed By: **EXP REALTY**

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









