



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**177 COKERILL Crescent, Fort McMurray T9K 2J3**

MLS® #: **A2199471**

Area: **Timberlea**

Listing Date: **03/05/25**

List Price: **\$238,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1991**

Lot Information

Finished Floor Area

Lot Sz Ar:

**4,405 sqft**

Lot Shape:

Abv Sqft:

**1,207**

Low Sqft:

Ttl Sqft:

**1,207**

DOM

**45**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Modular Home**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Driveway,Parking Pad**

Utilities and Features

Roof:	<b>Asphalt Shingle</b>	Construction:	<b>Vinyl Siding</b>
Heating:	<b>Forced Air,Natural Gas</b>	Flooring:	<b>Carpet,Laminate</b>
Sewer:	<b>Public Sewer</b>	Water Source:	<b>Public</b>
Ext Feat:	<b>Private Yard</b>	Fnd/Bsmt:	<b>Other</b>
Kitchen Appl:	<b>Dishwasher,Freezer,Refrigerator,Stove(s),Washer/Dryer</b>		
Int Feat:	<b>Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Jetted Tub,Open Floorplan,Soaking Tub,Vinyl Windows</b>		
Utilities:	<b>Electricity Connected,Natural Gas Connected</b>		

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`10" x 9`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 7`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`9" x 13`4"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$330

Fee Simple

RMH

Fee Freq:

Monthly

Legal Desc:

9622660

Remarks

Pub Rmks:

**ASSUMABLE MORTGAGE AT A INCREDIBLE FIXED INTEREST RATE OF 1.74% TILL JANUARY 1ST, 2027. MORTGAGE PAYMENTS \$1269.17 A MONTH. CALL FOR DETAILS. MOVE IN READY AND READY FOR IMMEDIATE OCCUPANCY! LOADS OF PARKING, LARGE 16x20 DETACHED HEATED AND WIRED WORKSHOP, MASSIVE DECK AND A HOT TUB. This home offers a cozy country feel on the inside with a large living room featuring a gas fireplace with a wood mantle, vaulted ceiling and large windows. The Gorgeous updated custom kitchen features lots of solid oak cabinets, built in hutch and tons of countertop space. The home features 3 large bedrooms and 2 full bathrooms. The Primary bedroom offers new carpet, and a full ensuite with soaker tub. The exterior of the home offers a fully landscaped yard, two-tiered deck, firepit, room for RV parking, and the awesome man cave that is heated and wired. This workshop features a large work area and additional storage space. The home has been well maintained and offers a new Hot water tank in recent years. This home is perfectly located within walking distance of Syncrude Athletic park, site and city transit, schools and more. Call today for your personal tour.**

Inclusions:

**Fridge, stove, dishwasher, washer, dryer (as is), window coverings, BBQ, freezer, shed, hottub, workshop**

Property Listed By:

**COLDWELL BANKER UNITED**

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







