



THE
A-TEAM

**RE/MAX
FIRST**

228 COKERILL Crescent, Fort McMurray T9K 2J2

MLS® #: **A2206728**

Area: **Timberlea**

Listing Date: **03/28/25**

List Price: **\$179,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1984**
Lot Information
Lot Sz Ar: **5,548 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **940**
Low Sqft:
Ttl Sqft: **940**

DOM

84

Layout

Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Mobile Home-Single Wide**

Access:
Lot Feat:
Park Feat:

**Front Yard,Landscaped,Lawn,See Remarks
Driveway,Front Drive,Parking Pad,RV Access/Parking**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

Construction: **Vinyl Siding**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Kitchen Island,Laminate Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 7`7"	Bedroom	Main	9`10" x 8`0"
Bedroom	Main	9`10" x 7`7"	Dining Room	Main	13`0" x 7`0"
Kitchen	Main	13`0" x 10`7"	Living Room	Main	13`0" x 13`9"
Bedroom - Primary	Main	10`8" x 10`2"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$330

Fee Simple

RMH

Fee Freq:

Monthly

Legal Desc:

9622660

Remarks

Pub Rmks:

Introducing 228 Cokerill Crescent, a fully renovated treasure in the heart of Timberlea, that has a NEW economic life of 40 YEARS and is perfect for first-time buyers seeking unbeatable value and affordability! This move-in-ready detached home has been transformed inside and out, with a laundry list of updates. Every detail has been meticulously updated: fresh siding, new doors, new shingles, new windows, fully drywalled interiors with new insulation, and pristine new ceilings throughout. The cohesive luxury vinyl plank flooring ties it all together, creating a light, airy vibe that feels both modern and welcoming! The heart of this home is its stunning new kitchen, featuring crisp white cabinetry, a sleek new island, a stylish backsplash, and gleaming stainless steel appliances—a dream setup for cooking and entertaining. The spacious front living room bathes in natural light thanks to large, bright windows. Down the hall offers three cozy bedrooms and a beautifully updated four-piece bathroom with a floating vanity and full tub. Step outside to a generous, partially fenced yard complete with a oversized deck for summer relaxation, plus a handy storage shed and ample parking for your vehicles/motorized toys. Affordability shines through with condo fees of just \$330/month, covering water, sewer, garbage pickup, and street/common area maintenance—leaving you more in your pocket. Nestled next to Syncrude Athletic Park and surrounded by scenic trails, this Timberlea gem delivers the perfect blend of convenience and outdoor appeal. Don't let this incredible value slip away—call today for your personal tour and see why this turn-key home is the ideal start to your homeownership journey!

Inclusions:

N/A

Property Listed By:

COLDWELL BANKER UNITED

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







