



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**165 O'COFFEY Crescent, Fort McMurray T9K 2V8**

MLS®#: **A2209717**

Area: **Timberlea**

Listing Date: **04/10/25**

List Price: **\$435,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **3,985 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,043**  
Low Sqft:  
Ttl Sqft: **1,043**

DOM

**8**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Brush,Landscaped**  
Park Feat: **Double Garage Attached,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Barbecue,Fire Pit**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Laminate,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home,Quartz Counters,Walk-In Closet(s)**  
Utilities:

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>8`3" x 4`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`1" x 8`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`7" x 12`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 9`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 8`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 8`10"</b>

**Kitchen**  
**Living Room**  
**Bedroom**  
**Game Room**

**Main**  
**Main**  
**Basement**  
**Basement**

**9`1" x 8`4"**  
**11`8" x 17`2"**  
**16`0" x 9`3"**  
**23`6" x 16`10"**

**Laundry**  
**3pc Bathroom**  
**Bedroom**  
**Furnace/Utility Room**

**Main**  
**Basement**  
**Basement**  
**Basement**

**8`4" x 5`5"**  
**8`2" x 5`4"**  
**13`1" x 9`3"**  
**8`2" x 7`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0425471**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**This is the one you've been scrolling for—stylish, move-in ready, and backing right onto the greenbelt. No rear neighbors, just peaceful views and privacy. Inside, you'll find fresh, modern updates throughout: brand new luxury vinyl plank on the main floor, newer carpet in the bedrooms, and basement laminate installed just a few years ago. The kitchen is a showstopper with quartz waterfall counters, refaced cabinetry, updated appliances, and crisp tilework—renovated just 2-3 years ago. Both bathrooms were updated around the same time, featuring quartz vanities and clean, modern tile finishes. The home has been well cared for: hot water tank replaced in 2023, furnace serviced in 2021 with duct cleaning, and a garage heater installed just 2.5 years ago with a gas permit. The basement is fully developed—finished with care and ready for you to move in. You'll notice the updates throughout, from top to bottom, making this home completely turn-key. Double attached garage, clean curb appeal, and located in a quiet pocket that hits all the right notes. It's the full package—style, location, updates—all for under \$450K. This one won't last. Let's go.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Connect**

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













