



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**191 COCHRANE Crescent, Fort McMurray T9K1H1**

MLS® #: **A2214074**

Area: **Thickwood**

Listing Date: **04/22/25**

List Price: **\$269,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

Finished Floor Area

City/Town:

**Fort McMurray**

Abv Sqft:

**1,091**

Year Built:

**1980**

Low Sqft:

Ttl Sqft:

**1,091**

Lot Information

Lot Sz Ar:

**3,853 sqft**

Lot Shape:

DOM

**14**

Layout

Beds:

**4 (4 )**

Baths:

**3.0 (3 0)**

Style:

**4 Level**

**Split, Attached-Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard, Interior Lot, Landscaped, Street Lighting  
Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Stucco**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**  
Int Feat: **Ceiling Fan(s), High Ceilings, Laminate Counters, Vaulted Ceiling(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 8`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`8" x 10`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 10`8"</b>	<b>Dining Room</b>	<b>Second</b>	<b>10`3" x 13`1"</b>
<b>Kitchen</b>	<b>Second</b>	<b>14`1" x 10`11"</b>	<b>Living Room</b>	<b>Second</b>	<b>12`3" x 19`3"</b>
<b>5pc Bathroom</b>	<b>Third</b>	<b>8`1" x 8`2"</b>	<b>Bedroom</b>	<b>Third</b>	<b>11`0" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>12`7" x 11`4"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`2" x 9`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`1" x 15`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`4" x 9`5"</b>
<b>Walk-In Closet</b>	<b>Basement</b>	<b>7`4" x 8`0"</b>			

Title:  
**Fee Simple**

Zoning:  
**R2**

Legal Desc: **7921223**

Remarks

Pub Rmks: **Welcome to 191 Cochrane Crescent, a spacious and inviting home nestled in a family-friendly neighbourhood ideally situated in Thickwood! Step inside to discover vaulted ceilings and a semi open-concept main floor that seamlessly connects the dining area, kitchen, and a bright living room centered around a cozy gas fireplace. With five well-proportioned bedrooms and three full bathrooms, this affordable home is the perfect home to grow into. The primary bedroom is tucked away on its own level and features a walk-in closet and 5 pc ensuite! The two additional well sized bedrooms share a 4 pc bathroom. Added features include single detached garage, finished basement with 2 additional bedrooms and spacious yard! Whether you're seeking a warm family home or a smart investment, this is a must-see. Schedule your private tour today!**

Inclusions:  
Property Listed By: **As Is Where Is as per Schedule A  
EXP REALTY**

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









