



THE
A-TEAM

**RE/MAX
FIRST**

191 COCHRANE Crescent, Fort McMurray T9K1H1

MLS® #: **A2214074**

Area: **Thickwood**

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

List Price: **\$239,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 19-Jun**

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

59

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>
4pc Bathroom	Main	8`3" x 8`3"	Bedroom	Main	12`8" x 10`8"
Bedroom	Main	11`1" x 10`8"	Dining Room	Second	10`3" x 13`1"
Kitchen	Second	14`1" x 10`11"	Living Room	Second	12`3" x 19`3"
5pc Bathroom	Third	8`1" x 8`2"	Bedroom	Third	11`0" x 11`4"
Bedroom - Primary	Third	12`7" x 11`4"	4pc Bathroom	Basement	7`2" x 9`3"
Game Room	Basement	13`1" x 15`1"	Furnace/Utility Room	Basement	13`4" x 9`5"
Walk-In Closet	Basement	7`4" x 8`0"			

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







