



THE
A-TEAM

**RE/MAX
FIRST**

125 COKERILL Crescent, Fort McMurray T9K 2J3

MLS® #: **A2214742**

Area: **Timberlea**

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

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

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 22-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1997

Lot Information

Finished Floor Area

Abv Sqft:

1,062

Low Sqft:

Ttl Sqft:

1,062

Lot Sz Ar:

4,548 sqft

Lot Shape:

DOM

77

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Interior Lot,Landscaped,Lawn,Level

Asphalt,Driveway,Front Drive,Guest,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Wood Siding

Flooring:

Laminate,Vinyl Plank

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Window Coverings

Int Feat:

High Ceilings,Open Floorplan,Skylight(s),Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee:		Title:		Zoning:	
\$330		Fee Simple		RMH	
		Fee Freq:			
		Monthly			
Legal Desc:	9622660				

Remarks

Pub Rmks:	Welcome to 125 Cokerill Crescent; this charming, updated 3-bedroom, 2-bathroom mobile home offers comfort and style throughout. At the front, two freshly painted bedrooms in a neutral tone provide bright and flexible spaces. The private primary suite at the back features its own ensuite for a peaceful retreat. The open-concept kitchen, dining, and living area is centrally located, creating a functional and inviting layout. A built-in hutch adds extra storage, and luxury vinyl plank flooring flows seamlessly throughout for a modern, cohesive look. The real highlight of this home is the expansive outdoor space. Accessed through the laundry room, the huge backyard is perfect for relaxing or entertaining with a two-tiered deck, fire pit, and plenty of room to spread out. With parking for four vehicles, there's space for all your guests or toys. Recent updates include LVP flooring (2018), insulated skirting (2018), paint and baseboards (2020), and a fresh asphalt driveway (2024). The roof was replaced in 2017, deck and hot water tank were updated in 2019, and the furnace and central A/C were replaced in 2024. Condo fees cover sewer, water, snow and trash removal, and professional management. If you're craving outdoor living, this home is a must-see. Come explore the space, feel the potential, and envision yourself here. Schedule your showing today!
Inclusions:	N/A
Property Listed By:	The Agency North Central Alberta

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







