



THE
A-TEAM

**RE/MAX
FIRST**

244 COKERILL Crescent, Fort McMurray T9K 2J2

MLS® #: **A2220308**

Area: **Timberlea**

Listing Date: **05/12/25**

List Price: **\$279,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1997

Lot Information

Lot Sz Ar:

4,283 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,301

Low Sqft:

Ttl Sqft:

1,301

DOM

59

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,See Remarks
Single Garage Detached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Storage

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Block

Kitchen Appl:

Built-In Refrigerator,Dishwasher,Electric Stove,Microwave,Washer/Dryer

Int Feat:

Open Floorplan

Utilities:

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

5`1" x 8`1"

Bedroom

Main

9`3" x 11`4"

Dining Room

Main

7`10" x 8`9"

Laundry

Main

8`11" x 5`11"

Bedroom - Primary

Main

14`9" x 12`2"

Room

Level

Dimensions

4pc Ensuite bath

Main

9`2" x 6`10"

Bedroom

Main

9`3" x 8`2"

Kitchen

Main

14`9" x 17`1"

Bedroom - Primary

Main

14`9" x 12`2"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks: **Charming & Well-Maintained Home with Detached Garage! Welcome to 244 Cokerill Crescent, a delightful and spacious 3-bedroom, 2-bathroom mobile home offering 1,301 sq ft of comfortable living space on a 4,283 sq ft fully fenced lot in the well-established and family-friendly neighbourhood of Timberlea. Step inside to a bright, open-concept living room featuring vaulted ceilings, large windows, stylish laminate flooring, and a neutral colour palette that creates a warm and inviting atmosphere. The kitchen is bathed in natural light thanks to a skylight with heat trace, and boasts new laminate countertops, white appliances, Lino flooring, and ample cabinet and counter space — perfect for everyday living and entertaining. The spacious primary bedroom offers a peaceful retreat with vinyl plank flooring, a walk-in closet, and a 4-piece ensuite complete with ceramic tile flooring and a relaxing soaker tub. Two additional bedrooms are thoughtfully positioned on the opposite side of the home, each with easy access to a second 4-piece bathroom. Additional features include a separate laundry room, air conditioning, and an outdoor deck — perfect for enjoying summer evenings or entertaining guests. The detached single garage adds convenience and extra storage space. Notable upgrades include: New furnace (2018) New shingles (2015) New washer & dryer (2017) Call now to schedule your private viewing!**

Inclusions: **reridgerator. stove, dishwasher, washer , dryer microwave.**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









