



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

**19**

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**

















