



THE
A-TEAM

**RE/MAX
FIRST**

172 COKERILL Crescent, Fort McMurray T9K 2J2

MLS®#: **A2223219**

Area: **Timberlea**

Listing Date: **05/23/25**

List Price: **\$220,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1996**
Lot Information
Lot Sz Ar: **4,198 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,208**
Low Sqft:
Ttl Sqft: **1,208**

DOM

8

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,No Neighbours Behind
Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Asphalt**
Flooring: **Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Block**
Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Kitchen Appl:
Int Feat: **Built-in Features,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`3"
Bedroom	Main	9`3" x 11`5"
Foyer	Main	5`3" x 11`8"
Laundry	Main	8`9" x 5`9"
Bedroom - Primary	Main	12`2" x 12`2"

Room	Level	Dimensions
4pc Ensuite bath	Main	14`8" x 4`11"
Bedroom	Main	9`3" x 8`3"
Kitchen	Main	14`9" x 22`1"
Living Room	Main	14`9" x 14`10"
Storage	Main	4`6" x 5`1"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: 9622660

Remarks

Pub Rmks:

Welcome to 172 Cokerill Crescent — Offering exceptional value, this move-in-ready home is freshly painted in 2025, and thoughtfully updated throughout. Featuring a heated detached garage, central A/C, updated shingles (2015), updated furnace (2017), and painted exterior offering a modern aesthetic (2021), this home checks all the boxes for comfort, style, and low-maintenance living. Located in a quiet Timberlea area close to trails and parks—where condo fees conveniently include water, sewer, and garbage removal—this property offers peace of mind and affordability in a well-maintained neighbourhood. Curb appeal is immediate with its wide paved driveway, landscaping, and modern grey, white, and black exterior finishes. Inside, the home continues to impress with stylish finishes and a practical layout. There's no carpet, just clean, low-maintenance flooring throughout and modern new light fixtures in every room. A gas fireplace adds warmth and charm to the spacious living area, while updated lighting and large windows create a bright and welcoming atmosphere. The white kitchen cabinetry pairs beautifully with grey-toned walls and includes stainless steel appliances—highlighted by a brand new stove (2021)—and ample counter space for all your culinary needs. There are three generously sized bedrooms and two full bathrooms, including a primary suite complete with its own private updated ensuite. Elegant white composite shutters dress the windows, enhancing the home's farmhouse-inspired style. Outside, the fully fenced backyard is bright and private—perfect for relaxing or entertaining—and the detached heated garage adds year-round functionality. Don't miss out on this thoughtfully maintained, fully equipped property—schedule your private showing today.

GARAGE HEATER.

The Agency North Central Alberta

Inclusions:
Property Listed By:

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









