



THE
A-TEAM

**RE/MAX
FIRST**

193 O'COFFEY Crescent #35, Fort McMurray T9K 0B7

MLS® #: **A2227121**

Area: **Timberlea**

Listing Date: **06/05/25**

List Price: **\$319,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,476**
Low Sqft:
Ttl Sqft: **1,476**

DOM

42

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Attached-Side by Side**

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape
Asphalt,Double Garage Attached,Driveway

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Closet Organizers,Crown Molding,Kitchen Island,Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	8`4" x 2`11"	Eat in Kitchen	Main	11`1" x 13`9"
Living Room	Main	12`2" x 13`8"	3pc Bathroom	Second	9`6" x 8`9"
4pc Bathroom	Second	9`6" x 9`7"	Bedroom	Second	10`4" x 12`6"
Bedroom	Second	12`4" x 10`11"	Bedroom - Primary	Second	13`3" x 13`8"
Walk-In Closet	Second	9`6" x 5`1"			

Condo Fee:
\$479

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **0821936**

Remarks

Pub Rmks:

This property could be viewed as a duplex in a town house subdivision as it is only attached by one side of the unit with one other property. So, there is no crowding around this home. From the outside you will notice the maintenance free exterior and nice curb appeal and spacious parking. As you enter the property you have a nice size entry way with a coat closet and 2 pc bathroom. The main level has a bright and sunny open concept eat in kitchen with large island and breakfast bar. The sliding glass patio doors lead on to a good size deck with natural gas BBQ hook up and the BBQ will stay. There are no homes directly behind this property and a good view of green space. The adjacent living room has a cozy gas burning fire place the perfect place to relax after a long day at work. Up stairs we go to the 3 good size bedrooms. The master bedroom has a over sized tiled shower and in this bathroom is a large walk-in closet to hold all the things The main 4 pc bathroom/ laundry room is located on this level for your convenience. Down we go to the basement that is semi developed and awaits your floor plan creativity. You can develop it to suit your family's needs, there are good size windows to let in all the natural light. The location of this property is second to none. Close the Syncrude sports field, parks, trails and the bus route and the skate park. Local schools and shopping close by. The property has been freshly painted, cleaned and awaits new owners.

Inclusions:
Property Listed By:

Remote
ROYAL LEPAGE BENCHMARK

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













