



THE
A-TEAM

**RE/MAX
FIRST**

311 COCHRANE Crescent, Fort McMurray T9K 1J6

MLS® #: **A2232472**

Area: **Thickwood**

Listing Date: **06/19/25**

List Price: **\$400,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Finished Floor Area

Lot Sz Ar:

6,598 sqft

Lot Shape:

Abv Sqft:

1,356

Low Sqft:

Ttl Sqft:

1,356

DOM

1

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Lawn

Driveway,Front Drive,Garage Door Opener,Heated Garage,Interlocking Driveway,Parking Pad,RV

Access/Parking,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Brick,Stucco

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Bar,Laminate Counters,No Smoking Home,Soaking Tub,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`0" x 7`0"
Bedroom	Main	12`5" x 8`11"
Dining Room	Main	9`11" x 11`9"
Kitchen	Main	12`4" x 11`9"
Bedroom - Primary	Main	12`4" x 12`5"
Other	Basement	12`7" x 8`2"
Laundry	Basement	10`6" x 10`10"

Room	Level	Dimensions
4pc Ensuite bath	Main	4`9" x 7`7"
Bedroom	Main	9`1" x 10`6"
Foyer	Main	7`5" x 9`11"
Living Room	Main	18`5" x 14`3"
2pc Bathroom	Basement	10`6" x 4`11"
Family Room	Basement	24`3" x 11`1"
Game Room	Basement	13`6" x 20`4"

Storage	Basement	20`7" x 18`0"	Furnace/Utility Room Legal/Tax/Financial	Basement	10`7" x 11`10"
Title: Fee Simple Legal Desc:		Zoning: R1			
	7921223			Remarks	
Pub Rmks:	Welcome to 311 Cochrane Crescent: This charming bungalow is full of character, lovingly cared for by its owners of nearly four decades. With standout curb appeal, a unique layout, and undeniable pride of ownership, this is a home you'll feel proud to call your own the moment you step inside. From the moment you arrive, the care and attention this home has received is clear. A wide interlocking brick driveway leads to a private courtyard tucked behind a brick archway, creating a warm and welcoming entrance with added privacy. The covered front step, freshly stained and perfect for your morning coffee, is matched by a large back deck overlooking the beautifully maintained yard. The fully fenced yard features a wide gate with secure space for trailer or camper storage, and a large shed with an overhead door and heater offers year-round functionality. Whether you use it as a workshop, man cave, or hobby space, it's a rare and valuable bonus. Inside, the home welcomes you with a bright and inviting front living room, featuring new carpet and large vinyl windows that fill the space with natural light. A two-way wood-burning fireplace connects the living and dining rooms, adding cozy character and warmth on colder days. The eat-in kitchen, updated in 2012, has been beautifully preserved with rich wood cabinetry that extends to the ceiling, well-maintained white appliances, and an upgraded sliding patio door that leads directly to the back deck. It's a space that feels both nostalgic and functional — the kind of kitchen that makes everyone feel at home. The main level offers three bedrooms, including a primary with its own four-piece ensuite. A second full bathroom is conveniently located off the hallway for guests or family use. Downstairs, the basement is a perfect mix of fun and functionality. A spacious rec area includes a bar with a mini fridge and enough room for a pool table or games space. Wood ceilings and another wood-burning fireplace in the family room make the entire level feel cozy and inviting. A two-piece bathroom, laundry room, and a massive amount of dedicated storage space finish off the lower level — ideal for seasonal items, hobbies, or anything else you need tucked away. Additional features include central A/C, an updated electrical panel, and a newer hot water tank (2019). Move-in ready and filled with warmth, this is a home that's been truly loved — and now ready for its next chapter. Schedule your private tour today.				
Inclusions: Property Listed By:	SNOWBLOWER, TABLE WITH 6 CHAIRS OUTSIDE, MINI FRIDGE, TV IN GARAGE, SHED, GARAGE HEATER,WORK BENCH, GARDEN SHED The Agency North Central Alberta				

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













