

\$238,888 - 177 Cokerill Crescent, Fort McMurray

MLS® #A2199471

\$238,888

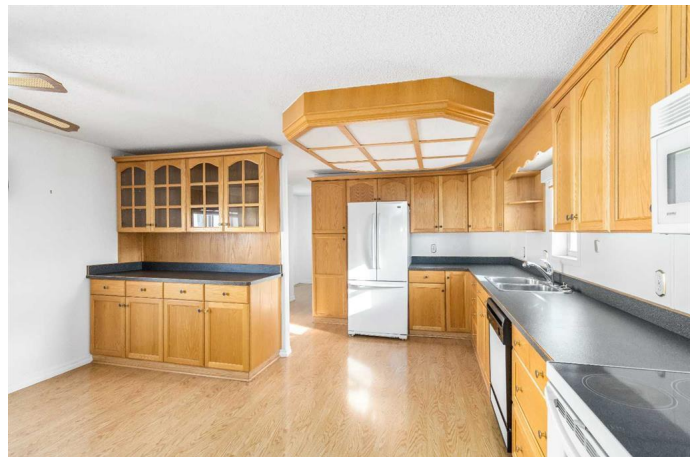
3 Bedroom, 2.00 Bathroom, 1,208 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

ASSUMABLE MORTGAGE AT A INCREDIBLE FIXED INTEREST RATE OF 1.74% TILL JANUARY 1ST, 2027. MORTGAGE PAYMENTS \$1269.17 A MONTH. CALL FOR DETAILS. MOVE IN READY AND READY FOR IMMEDIATE OCCUPANCY! LOADS OF PARKING, LARGE 16x20 DETACHED HEATED AND WIRED WORKSHOP, MASSIVE DECK AND A HOT TUB. This home offers a cozy country feel on the inside with a large living room featuring a gas fireplace with a wood mantle, vaulted ceiling and large windows. The Gorgeous updated custom kitchen features lots of solid oak cabinets, built in hutch and tons of countertop space. The home features 3 large bedrooms and 2 full bathrooms. The Primary bedroom offers new carpet, and a full ensuite with soaker tub. The exterior of the home offers a fully landscaped yard, two-tiered deck, firepit, room for RV parking, and the awesome man cave that is heated and wired. This workshop features a large work area and additional storage space. The home has been well maintained and offers a new Hot water tank in recent years. This home is perfectly located within walking distance of Syncrude Athletic park, site and city transit, schools and more. Call today for your personal tour.

Built in 1991

Essential Information



| | |
|----------------|--------------|
| MLS® # | A2199471 |
| Price | \$238,888 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,208 |
| Acres | 0.10 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modular Home |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 177 Cokerill Crescent |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2J3 |

Amenities

| | |
|----------------|--|
| Amenities | Parking |
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2 |
| Parking | Driveway, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Jetted Tub, Open Floorplan, Soaking Tub, Vinyl Windows |
| Appliances | Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Basement | None |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Other |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 59 |
| Zoning | RMH |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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