

# \$269,900 - 191 Cochrane Crescent, Fort McMurray

MLS® #A2214074

## \$269,900

4 Bedroom, 3.00 Bathroom, 1,091 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 191 Cochrane Crescent, a spacious and inviting home nestled in a family-friendly neighbourhood ideally situated in Thickwood! Step inside to discover vaulted ceilings and a semi open-concept main floor that seamlessly connects the dining area, kitchen, and a bright living room centered around a cozy gas fireplace. With five well-proportioned bedrooms and three full bathrooms, this affordable home is the perfect home to grow into. The primary bedroom is tucked away on its own level and features a walk-in closet and 5 pc ensuite! The two additional well sized bedrooms share a 4 pc bathroom. Added features include single detached garage, finished basement with 2 additional bedrooms and spacious yard! Whether you're seeking a warm family home or a smart investment, this is a must-see. Schedule your private tour today!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214074  |
| Price          | \$269,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,091     |
| Acres          | 0.09      |
| Year Built     | 1980      |



|          |                             |
|----------|-----------------------------|
| Type     | Residential                 |
| Sub-Type | Semi Detached               |
| Style    | 4 Level Split, Side by Side |
| Status   | Active                      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 191 Cochrane Crescent |
| Subdivision | Thickwood             |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9K1H1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Laminate Counters, Vaulted Ceiling(s) |
| Appliances        | Other  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting   |
| Lot Description   | Back Yard, Interior Lot, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stucco   |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 14               |

Zoning R2

## Listing Details

Listing Office EXP REALTY

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