\$220,000 - 172 Cokerill Crescent, Fort McMurray

MLS® #A2223219

\$220,000

3 Bedroom, 2.00 Bathroom, 1,209 sqft Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

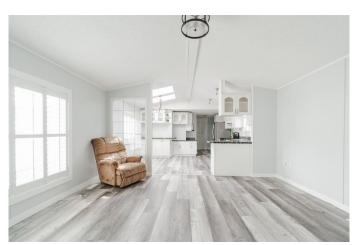
Welcome to 172 Cokerill Crescent â€" Offering exceptional value, this move-in-ready home is freshly painted in 2025, and thoughtfully updated throughout. Featuring a heated detached garage, central A/C, updated shingles (2015), updated furnace (2017), and painted exterior offering a modern aesthetic (2021), this home checks all the boxes for comfort, style, and low-maintenance living. Located in a quiet Timberlea area close to trails and parksâ€"where condo fees conveniently include water, sewer, and garbage removalâ€"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 ever 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 appliancesâ€"highlighted by a brand new stove (2021)â€"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 privateâ€"perfect for relaxing or entertainingâ€"and the detached heated garage adds year-round functionality. Don't miss out on this thoughtfully maintained, fully equipped

propertyâ€"schedule your private showing

Built in 1996

today.

Essential Information

MLS®# A2223219 Price \$220,000

Bedrooms 3 2.00 Bathrooms

Full Baths 2

Square Footage 1,209 Acres 0.10 1996

Year Built

Type Residential Sub-Type Detached

Single Wide Mobile Home Style

Status Active

Community Information

Address 172 Cokerill Crescent

Subdivision Timberlea

City Fort McMurray County Wood Buffalo

Province Alberta Postal Code T9K 2J2

Amenities

Snow Removal **Amenities**

Parking Spaces 3 Parking Garage Door Opener, Heated Garage, Parking Pad, Single Garage

Detached, Driveway, Front Drive, Garage Faces Front

of Garages 1

Interior

Interior Features Built-in Features, Open Floorplan, Storage

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Basement None

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, No Neighbours Behind

Roof Asphalt Shingle

Construction Asphalt Foundation Block

Additional Information

Date Listed May 23rd, 2025

Days on Market 76

Zoning RMH

Listing Details

Listing Office The Agency North Central Alberta

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