

\$264,900 - 244 Cokerill Crescent, Fort McMurray

MLS® #A2256360

\$264,900

3 Bedroom, 2.00 Bathroom, 1,301 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Charming & Well-Maintained Home with
Detached Garage!

Welcome to 244 Cokerill Crescent, a delightful and spacious 3-bedroom, 2-bathroom mobile home offering 1,301 sq ft of comfortable living space on a 4,283 sq ft fully fenced lot in the well-established and family-friendly neighbourhood of Timberlea.

Step inside to a bright, open-concept living room featuring vaulted ceilings, large windows, stylish laminate flooring, and a neutral colour palette that creates a warm and inviting atmosphere. The kitchen is bathed in natural light thanks to a skylight with heat trace, and boasts new laminate countertops, white appliances, Lino flooring, and ample cabinet and counter space – perfect for everyday living and entertaining.

The spacious primary bedroom offers a peaceful retreat with vinyl plank flooring, a walk-in closet, and a 4-piece ensuite complete with ceramic tile flooring and a relaxing soaker tub. Two additional bedrooms are thoughtfully positioned on the opposite side of the home, each with easy access to a second 4-piece bathroom.

Additional features include a separate laundry room, air conditioning, and an outdoor deck – perfect for enjoying summer evenings or entertaining guests. The detached single



garage adds convenience and extra storage space.

Notable upgrades include:

- New furnace (2018)
- New shingles (2015)
- New washer & dryer (2017) Call now to schedule your private viewing!

Built in 1997

Essential Information

MLS® #	A2256360
Price	\$264,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	244 Cokerill Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2J2

Amenities

Amenities	Other
Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Open Floorplan
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	September 10th, 2025
Days on Market	60
Zoning	RMH

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.