

\$199,900 - 176 Cokerill Crescent, Fort McMurray

MLS® #A2156089

\$199,900

3 Bedroom, 2.00 Bathroom, 1,366 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

176 Cokerill Cres- Your home is situated on a large lot in Timberlea. You will be greeted with a massive covered porch at the front of the home bringing you into the 19â€™™ extension with a large foyer, a 2 piece bathroom and sitting area with doors leading to the large back deck; private fully fenced yard and fire pit area. Back inside; the massive living room has a corner fire place with beautiful white stone surround, lots of natural lighting and laminate flooring. The kitchen has been renovated nicely, with white cupboards, upgraded lighting, crown moulding above the cupboards. An abundance of cupboard and countertop space with laminated counters, stainless steel appliances, and open to your large dinette space with built-in storage. The large primary space is equipped with a large closet, laminate flooring and has access to the main fully renovated bathroom. At the front of your home you will find two nicely sized bedrooms with large windows giving lots of natural lighting, newer light fixtures and finished nicely with beautiful natural paint colours. Your home has a new effective age of 22 years (2022) and estimated remaining economic life of 28 years. This home is located close to parks, baseball diamonds, walking trails, busing, skate, parks, and minutes away from schools and shopping. Call today for your private viewing!!!

Built in 1984

Essential Information



MLS® #	A2156089
Price	\$199,900
Sold Price	\$189,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,366
Acres	0.10
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Sold

Community Information

Address	176 Cokerill Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2J2

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Laminate Counters, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Balcony, Lighting, Other
Lot Description	Back Yard, Landscaped, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	August 7th, 2024
Date Sold	November 22nd, 2024
Days on Market	104
Zoning	RMH
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER UNITED
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