

# \$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	107
Zoning	RMH

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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