

# \$308,000 - 35, 193 O'coffey Crescent, Fort McMurray

MLS® #A2256515

## \$308,000

3 Bedroom, 3.00 Bathroom, 1,484 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

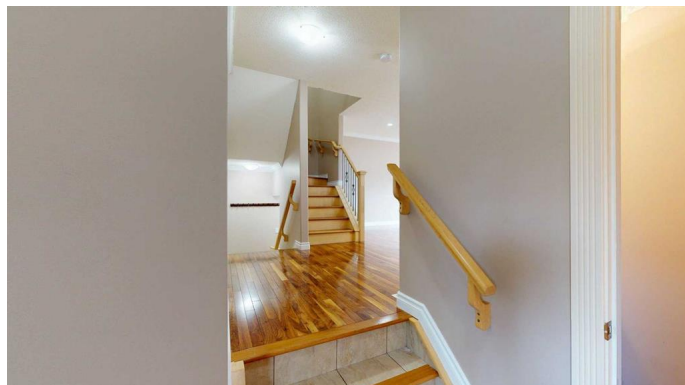
Surrounded by Green Space, parks and playgrounds, this gorgeous 3 bedroom, 2.5 bathroom home has fresh paint on not only the walls, but the ceilings too! With a double attached garage and double parking pad, you'll have lots of parking. The entrance welcomes you home and leads to the open concept main floor with bright living room boasting hardwood flooring and gas fire place. The living room overlooks the eat-in kitchen with lots of cabinet space, island and stainless steel appliances. Also located on this level is the 2 piece bathroom. Upstairs is the spacious primary bedroom boasting a huge walk-in closet and en-suite with large shower. Across the hall are two more good sized bedrooms and the 4 piece bathroom/laundry room for convenience.

As an added bonus, this home offers a deck overlooking a treed green space, the perfect place to enjoy a barbecue and central air for those hot summer days! Make unit 35 home today!

Built in 2008

## Essential Information

MLS® #	A2256515
Price	\$308,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,484
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	35, 193 O'coffey Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0B7

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Floor Furnace, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Lighting, Rain Gutters
Lot Description	Back Yard, City Lot, Few Trees
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 12th, 2025  
Zoning                              R2

**Listing Details**

Listing Office                      People 1st Realty

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