# \$179,000 - 228 Cokerill Crescent, Fort McMurray

MLS® #A2206728

### \$179,000

3 Bedroom, 1.00 Bathroom, 941 sqft Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

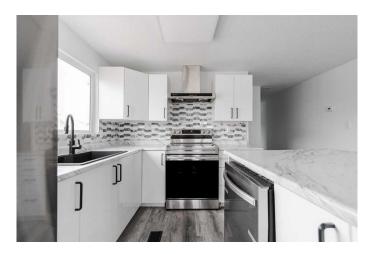
Introducing 228 Cokerill Crescent, a fully renovated treasure in the heart of Timberlea, that has a NEW economic life of 40 YEARS and is perfect for first-time buyers seeking unbeatable value and affordability! This move-in-ready detached home has been transformed inside and out, with a laundry list of updates. Every detail has been meticulously updated: fresh siding, new doors, new shingles, new windows, fully drywalled interiors with new insulation, and pristine new ceilings throughout. The cohesive luxury vinyl plank flooring ties it all together, creating a light, airy vibe that feels both modern and welcoming!

The heart of this home is its stunning new kitchen, featuring crisp white cabinetry, a sleek new island, a stylish backsplash, and gleaming stainless steel appliancesâ€"a dream setup for cooking and entertaining. The spacious front living room bathes in natural light thanks to large, bright windows. Down the hall offers three cozy bedrooms and a beautifully updated four-piece bathroom with a floating vanity and full tub. Step outside to a generous, partially fenced yard complete with a oversized deck for summer relaxation, plus a handy storage shed and ample parking for your vehicles/motorized toys.

Affordability shines through with condo fees of just \$330/month, covering water, sewer, garbage pickup, and street/common area maintenanceâ€"leaving you more in your pocket. Nestled next to Syncrude Athletic Park







and surrounded by scenic trails, this Timberlea gem delivers the perfect blend of convenience and outdoor appeal. Don't let this incredible value slip awayâ€"call today for your personal tour and see why this turn-key home is the ideal start to your homeownership journey!

#### Built in 1984

#### **Essential Information**

MLS® # A2206728 Price \$179,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 941

Acres 0.13

Year Built 1984

Type Residential

Sub-Type Detached

Style Single Wide Mobile Home

Status Active

## **Community Information**

Address 228 Cokerill Crescent

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 2J2

#### **Amenities**

Amenities Park, Playground, Snow Removal, Trash

Parking Spaces 2

Parking Driveway, Front Drive, Parking Pad, RV Access/Parking

#### Interior

Interior Features Kitchen Island, Laminate Counters, See Remarks

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features Storage

Lot Description Front Yard, Landscaped, Lawn, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Block

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 23

Zoning RMH

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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