176 Cokerill Crescent
Fort McMurray, Alberta

MLS # A2156089

$199,900

Division:	Timberlea
Type:	Residential/Manufactured House
Style:	Mobile
Size:	1,366 sq.ft.
Age:	1984 (40 yrs old)
Beds:	3
Baths:	1 full / 1 half
Garage:	Stall
Lot Size:	0.10 Acre
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Zero Lot Line

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 270
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RMH
Foundation:	Block	**Utilities:**	-
Features:	Laminate Counters, See Remarks		

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer and A/C

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 19’ 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!!!