

104 Cokerill Crescent  
Fort McMurray, Alberta

MLS # A2158026



## \$349,888

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Insulated, Parking Pad, RV Access/Parking, Workshop in Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Garden, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, French Door, High Ceilings, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer, dryer, blinds, 2 gazebos, shelves in shed, attached shelving in home, heater in garage, all fans

JUST WHEN YOU THOUGHT YOU COULDN'T FIND IT YOU FOUND IT! CURB APPEAL, DEATCHED HEATED 14X18 MAN COVE, AMAZING YARD AND PATIO, FULLY RENOVATED INSIDE AND OUT, & RV PARKING. This home will start by stealing your heart on the exterior with its stunning curb appeal that offers NEW SIDING 2024, NEW SHINGLES 2023, SOME NEW WINDOWS, ALL NEW SKIRTING, NEW GARDEN BOXES, NEW ACCENT ROCK EXTERIOR FINISHING, RENOVATED BATHROOMS, RENOVATED KITCHEN, NEW FLOORING, CROWN MOULDINGS, NEW TRIM, NEW DOORS AND MORE! You will be hard-pressed to find a home with so much value and pride of ownership and a beautiful modern farmhouse country feel. The exterior offers a load of parking, a fully fenced yard, a heated man cave, a gorgeous lower private patio area with built-in gazebo, and a NEW covered front deck and an extended rear deck. After you are impressed with the exterior, step inside to a place you will be proud to call home. Renovated front to back, all new luxury vinyl plank floors, shiplap walls, and gorgeous crown molding. The open-concept living area offers a large living room with faux wood feature wall. The stunning refurbished kitchen features a coffee bar, white cabinets and stainless-steel appliances. The Sellers have made an oversized pantry for extra storage space. This main level continues with 2 bedrooms and 2.5 bathrooms. The 2nd bedroom can be easily converted back to a 3-bedroom home. The main 4 pc bathroom has been renovated with new vanity, flooring and more. You will be impressed with the Primary bedroom that offers a feature wall and ceiling and a beauty of an ensuite that has just been renovated with a stand-up shower with glass doors and black accents and hardware. The large closet features sliding barn doors. This

floor plan also has a separate laundry room and the rare find of a 2-pc powder room. This is perfect for those who like to entertain in their yard in the Summer and guests can quickly access through the back entrance. Other updates include HWT, new hardware throughout the doors and kitchen, along with fresh paint. This home is perfectly located in Timberlea next to Syncrude Athletics park, trails, parks and more. Call today and schedule your personal tour.