

287 Cochrane Crescent  
Fort McMurray, Alberta

MLS # A2161351



## \$442,500

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,552 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, Pantry, See Remarks		

**Inclusions:** Sold as is where is on possession

287 Cochrane Cres- This massive home is situated on a large landscape plot in thickwood. Your home features a double attached garage with an oversize driveway. Inside your main floor You will find a large living room area, oversized windows, providing an abundance of natural lighting and doors leading to the fully fenced massive backyard and oversized deck area. The kitchen features White cabinets with Wood mouldings extending to the ceiling providing lots of cabinet space ; your kitchen is finished with laminated countertops and a pantry area. The dining room or second living room space on the main floor is finished with a wood burning fireplace and wood panel ceiling. The main floor also includes your primary bedroom with full en-suite and walk in closet as well as two other bedrooms and a main 4 piece bathroom. Upstairs, you will find a huge bonus room area with wet bar and a private balcony; great for entertaining friends and family; this space also includes a bedroom / office space area and finished with carpet and laminate flooring. The basement is fully developed with an inlaw (non-conforming) suite. A large rec room, a full bathroom and three more bedrooms. This home is priced to sell and provides lots of space to accommodate your family and entertaining and is located on a beautiful matured street close to walking trails, Transportation/bussing and so much more. Call today for your private viewing.