

**116 Cokerill Crescent  
Fort McMurray, Alberta**

**MLS # A2173560**



**\$112,500**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan		

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

116 Cokerill Cres- This well maintained home is located in Timberlea close to parks, walking trails, bus routes, baseball, diamonds, waterpark, and a skate park. It is situated on a rectangle lot with ample parking. Inside, you will find an open concept floorplan. The main living room has laminate flooring. The large living room is bright and features lots of natural lighting. Leading to the massive kitchen with tons of cupboard and countertop space. The dinette area is oversized with a large window. The common areas are great for entertaining friends and family. Your home features three large bedrooms, including your primary suite, which is located at the back of the home. Your primary suite has ample space, no carpet; a full walk-in closet and a four piece en-suite. Your home also has a full 4 piece main bathroom with linoleum flooring and laminated countertops. Your full laundry room has access to your back deck and large landscaped yard. Don't wait call today.