



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**172 Cokerill Crescent
Fort McMurray, Alberta**

MLS # A2223219



\$220,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,209 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Asphalt	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Open Floorplan, Storage		

Inclusions: GARAGE HEATER.

Welcome to 172 Cokerill Crescent — Offering exceptional value, this move-in-ready home is freshly painted in 2025, and thoughtfully updated throughout. Featuring a heated detached garage, central A/C, updated shingles (2015), updated furnace (2017), and painted exterior offering a modern aesthetic (2021), this home checks all the boxes for comfort, style, and low-maintenance living. Located in a quiet Timberlea area close to trails and parks—where condo fees conveniently include water, sewer, and garbage removal—this property offers peace of mind and affordability in a well-maintained neighbourhood. Curb appeal is immediate with its wide paved driveway, landscaping, and modern grey, white, and black exterior finishes. Inside, the home continues to impress with stylish finishes and a practical layout. There's no carpet, just clean, low-maintenance flooring throughout and modern new light fixtures in ever room. A gas fireplace adds warmth and charm to the spacious living area, while updated lighting and large windows create a bright and welcoming atmosphere. The white kitchen cabinetry pairs beautifully with grey-toned walls and includes stainless steel appliances—highlighted by a brand new stove (2021)—and ample counter space for all your culinary needs. There are three generously sized bedrooms and two full bathrooms, including a primary suite complete with its own private updated ensuite. Elegant white composite shutters dress the windows, enhancing the home's farmhouse-inspired style. Outside, the fully fenced backyard is bright and private—perfect for relaxing or entertaining—and the detached heated garage adds year-round functionality. Don't miss out on this thoughtfully maintained, fully equipped property—schedule your private showing today.

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