



GRASSROOTS
REALTY GROUP

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**185 Cochrane Crescent
Fort McMurray, Alberta**

MLS # A2257577



\$199,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	994 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier		

Inclusions: As is, where is, on possession

Looking for a home with good bones, plenty of space, and a little room to show off your HGTV skills? Welcome to 185 Cochrane Crescent in Thickwood. This 5-bedroom, 2-bath duplex is equal parts opportunity and potential, with a side of personality. On the main floor, natural light pours through the big living room window, giving you a sunny backdrop for your morning coffee (or let's be honest, your third coffee). The galley style kitchen and dining area keep things practical, while three bedrooms, including a roomy primary, plus a 4-piece bath round out this level. Downstairs, things get interesting. You'll find an illegal basement suite, complete with its own kitchen, two bedrooms, a bath, laundry, and a rec room that's basically begging to host your movie nights or your cousin who "just needs a place for a few months." There's even a den, home gym, craft cave, or storage for that treadmill you swore you'd use. Outside, the perks keep piling up: loads of parking, a fenced backyard (yes, Fido approves), and a shed ready to store everything from bikes to those mysterious boxes you still haven't unpacked from your last move. Thickwood's tree lined streets, schools, and trails make this neighbourhood a crowd pleaser. Yes, this is a fixer upper. But here's the thing: it's a blank canvas waiting for someone with vision, paint swatches, and maybe a Pinterest board or two. Be sure to check out the video, 360 tour and detailed floor plans in the photos so you can see every sink, shower and counter in the home. Are you ready to say yes to this address?