



GRASSROOTS
REALTY GROUP

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**237 Cochrane Crescent
Fort McMurray, Alberta**

MLS # A2270784



\$449,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,004 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: n/a

Welcome to 237 Cochrane Crescent — a charming bi-level home located in the heart of Thickwood and just steps from schools, parks, walking / biking trails, and shopping. The main level offers a spacious living room and dining area, along with an open-concept kitchen perfect for daily living or entertaining. Upstairs, you'll find two generously sized bedrooms, including a primary with convenient Jack-and-Jill access to the main bathroom. The fully developed basement adds exceptional living space with two large bedrooms, a full bathroom, a laundry area, and an oversized rec room. Basement features updated flooring, refreshed bathrooms, a remodeled basement rec room. The insulated garage features a brand-new overhead door and is ideal for the handyman and out of the elements toy storage. Back deck is newly constructed and offers privacy for family fun and entertaining.