



**15, 193 O'coffey Crescent
Fort McMurray, Alberta**

MLS # A2281178



\$299,900

Division:	Timberlea		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,481 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 482
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island		

Inclusions: N/A

Check out Delaney Square in Timberlea. End unit with double garage.. Lots of nice features with this unit including hardwood floors, granite counter tops, gas fireplace and a massive ensuite shower and walk in closet. Enjoy the open concept on the main floor with an island in the kitchen, stainless appliances and access from the dining area to the deck where you will enjoy many summer nights. 2 piece bath is also located off the main entry way. Enjoy the wide staircase with hardwood floors as you head upstairs to 3 bedrooms including the primary along with 2 additional bedrooms and 2nd floor laundry. Primary suite has a massive walk in closet and a shower for 2…. Large counter space for all your toiletries. Basement is wide open and awaiting all your decorating ideas. Garage is more than spacious enough for the toys since you are so close to the greenbelt. Great walking trails, ball diamonds, soccer fields and skateboard park make for a family fun neighborhood, also conveniently located close to the site bus stops. You can see owners take pride in their little gated community and now all that’s missing is you! Call today to book your showing,