



GRASSROOTS
REALTY GROUP

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

**252 Cokerill Crescent
Fort McMurray, Alberta**

MLS # A2284474



\$285,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,508 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Front Drive, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: extra flooring in shed

Welcome to 252 Cokerill Crescent; Built in 2018 and showing pride of ownership throughout, this spacious four-bedroom home stands out for its thoughtful layout, bright open-concept design, and inviting atmosphere. Step inside to be greeted by vaulted ceilings, oversized windows, and a cozy corner gas fireplace that anchors the main living area, creating a warm and welcoming space. Recently upgraded luxury vinyl plank flooring flows throughout the home, complemented by upgraded light fixtures throughout the main living spaces. The kitchen is as practical as it is inviting, featuring refurbished cabinetry, a pantry for additional storage, newer appliances including a dishwasher and fridge. The functional peninsula-style island adds both prep space and seating perfect for everyday living and entertaining. The adjoining dining area easily accommodates a full-sized table, making hosting effortless. Tucked away at the back of the home, the primary bedroom provides a peaceful retreat with room for a king-sized bed, a walk-in closet, and a three-piece ensuite. Also located at the back of the home is a dedicated laundry room complete with a new washer and dryer, an additional closet, and extra space for storage. On the opposite end, three additional bedrooms and a four-piece bathroom create a flexible layout ideal for families, guests, or dedicated office and hobby spaces. Outside, the fully fenced yard offers a private setting for relaxing or gathering around the fire, while the front driveway comfortably fits two vehicles. Located just steps from Syncrude Athletic Park and close to schools, shopping, and everyday amenities, this home is ideally suited for busy days, active evenings, and everything in between. Condo fees include water, sewage, and garbage collection. Schedule your tour today!

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