



**252 Cokerill Crescent  
Fort McMurray, Alberta**

**MLS # A2284474**

**\$285,000**



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

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