



**257 Cochrane Crescent  
Fort McMurray, Alberta**

**MLS # A2296345**



**\$459,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Detach		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, See Remarks		

**Inclusions:** Garage Bench & Shelving

The standout feature of this property is the OVERSIZED 20x30 heated garage, complete with 220 wiring, a workbench, and built-in cabinets &mdash; truly a dream space for anyone needing a workshop, extra storage, or room for vehicles and hobbies. Welcome to this cozy and well-maintained bungalow located on a quiet street, offering excellent space both inside and out. The home has a concrete foundation, central air and features a spacious rear entry/mudroom area, perfect for busy households with plenty of closet space and room to store coats, boots, and everyday items. The main level includes three bedrooms and has been freshly painted, along with new trim and new flooring in the bedrooms, creating a bright and refreshed feel throughout. The main bathroom was just completely renovated from top to bottom. The kitchen offers four appliances, three of which were replaced last year, providing great functionality for everyday living. The fully developed basement adds even more living space with a large rec room featuring a cozy gas fireplace &mdash; ideal for relaxing or entertaining. Downstairs you&rsquo;ll also find a fourth bedroom with a 3-piece ensuite, fully renovated in 2024, making it perfect for guests or added privacy. A spacious laundry room with plenty of storage completes the lower level. Outside, enjoy the large back deck is perfect for summer evenings, BBQs, and outdoor gatherings. good-sized yard with mature trees that create a peaceful and private setting. Located next to the famous Birchwood Trail system.