

# \$220,000 - 172 Cokerill Crescent, Fort McMurray

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MLS® #A2223219

## \$220,000

3 Bedroom, 2.00 Bathroom, 1,209 sqft

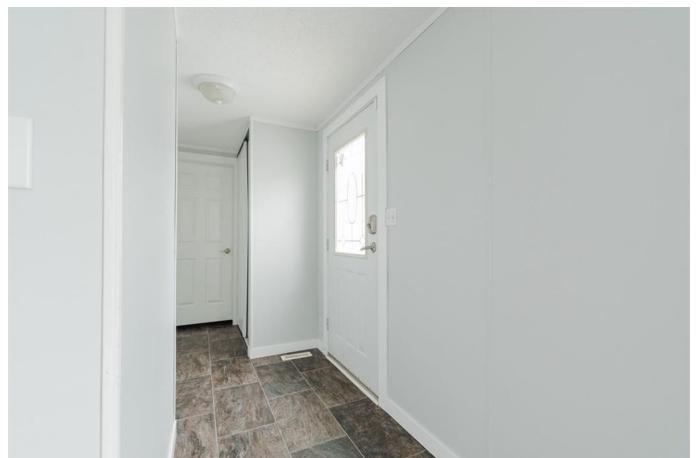
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 172 Cokerill Crescent â€” Offering exceptional value, this move-in-ready home is freshly painted in 2025, and thoughtfully updated throughout. Featuring a heated detached garage, central A/C, updated shingles (2015), updated furnace (2017), and painted exterior offering a modern aesthetic (2021), this home checks all the boxes for comfort, style, and low-maintenance living. Located in a quiet Timberlea area close to trails and parksâ€”where condo fees conveniently include water, sewer, and garbage removalâ€”this property offers peace of mind and affordability in a well-maintained neighbourhood. Curb appeal is immediate with its wide paved driveway, landscaping, and modern grey, white, and black exterior finishes.

Inside, the home continues to impress with stylish finishes and a practical layout. Thereâ€™s no carpet, just clean, low-maintenance flooring throughout and modern new light fixtures in every room. A gas fireplace adds warmth and charm to the spacious living area, while updated lighting and large windows create a bright and welcoming atmosphere. The white kitchen cabinetry pairs beautifully with grey-toned walls and includes stainless steel appliancesâ€”highlighted by a brand new stove (2021)â€”and ample counter space for all your culinary needs.

There are three generously sized bedrooms and two full bathrooms, including a primary



suite complete with its own private updated ensuite. Elegant white composite shutters dress the windows, enhancing the home's farmhouse-inspired style. Outside, the fully fenced backyard is bright and private—perfect for relaxing or entertaining—and the detached heated garage adds year-round functionality. Don't miss out on this thoughtfully maintained, fully equipped property—schedule your private showing today.

Built in 1996

**Essential Information**

MLS® #	A2223219
Price	\$220,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,209
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

**Community Information**

Address	172 Cokerill Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2J2

**Amenities**

Amenities	Snow Removal
Parking Spaces	3

Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, Single Garage Detached
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# of Garages	1
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### Interior

Interior Features	Built-in Features, Open Floorplan, Storage
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Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
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Heating	Forced Air
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Basement	None
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### Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Front Yard, No Neighbours Behind
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Roof	Asphalt Shingle
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Construction	Asphalt
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Foundation	Block
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### Additional Information

Date Listed	May 23rd, 2025
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Days on Market	52
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Zoning	RMH
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### Listing Details

Listing Office	The Agency North Central Alberta
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