

\$179,000 - 228 Cokerill Crescent, Fort McMurray

MLS® #A2206728

\$179,000

3 Bedroom, 1.00 Bathroom, 941 sqft
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Introducing 228 Cokerill Crescent, a fully renovated treasure in the heart of Timberlea, that has a NEW economic life of 40 YEARS and is perfect for first-time buyers seeking unbeatable value and affordability! This move-in-ready detached home has been transformed inside and out, with a laundry list of updates. Every detail has been meticulously updated: fresh siding, new doors, new shingles, new windows, fully drywalled interiors with new insulation, and pristine new ceilings throughout. The cohesive luxury vinyl plank flooring ties it all together, creating a light, airy vibe that feels both modern and welcoming!

The heart of this home is its stunning new kitchen, featuring crisp white cabinetry, a sleek new island, a stylish backsplash, and gleaming stainless steel appliances—a dream setup for cooking and entertaining. The spacious front living room bathes in natural light thanks to large, bright windows. Down the hall offers three cozy bedrooms and a beautifully updated four-piece bathroom with a floating vanity and full tub. Step outside to a generous, partially fenced yard complete with a oversized deck for summer relaxation, plus a handy storage shed and ample parking for your vehicles/motorized toys.

Affordability shines through with condo fees of just \$330/month, covering water, sewer, garbage pickup, and street/common area maintenance—leaving you more in your pocket. Nestled next to Syncrude Athletic Park



and surrounded by scenic trails, this Timberlea gem delivers the perfect blend of convenience and outdoor appeal. Donâ€™t let this incredible value slip awayâ€”call today for your personal tour and see why this turn-key home is the ideal start to your homeownership journey!

Built in 1984

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | A2206728 |
| Price | \$179,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 941 |
| Acres | 0.13 |
| Year Built | 1984 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 228 Cokerill Crescent |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2J2 |

Amenities

| | |
|----------------|---|
| Amenities | Park, Playground, Snow Removal, Trash |
| Parking Spaces | 2 |
| Parking | Driveway, Front Drive, Parking Pad, RV Access/Parking |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters, See Remarks |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Storage |
| Lot Description | Front Yard, Landscaped, Lawn, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 83 |
| Zoning | RMH |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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