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237 Cochrane Crescent Fort McMurray, Alberta

MLS # A2270784



\$449,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,004 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn, Level		

Heating: Water: Forced Air Floors: Sewer: Ceramic Tile, Laminate **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding R1 Foundation: **Poured Concrete Utilities:**

Breakfast Bar

Inclusions: n/a

Features:

Welcome to 237 Cochrane Crescent — a charming bi-level home located in the heart of Thickwood and just steps from schools, parks, walking / biking trails, and shopping. The main level offers a spacious living room and dining area, along with an open-concept kitchen perfect for daily living or entertaining. Upstairs, you'll find two generously sized bedrooms, including a primary with convenient Jack-and-Jill access to the main bathroom. The fully developed basement adds exceptional living space with two large bedrooms, a full bathroom, a laundry area, and an oversized rec room. Basement features updated flooring, refreshed bathrooms, a remodeled basement rec room. The insulated garage features a brand-new overhead door and is ideal for the handyman and out of the elements toy storage. Back deck is newly constructed and offers privacy for family fun and entertaining.