

**237 Cochrane Crescent  
Fort McMurray, Alberta**

**MLS # A2270784**



**\$449,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,004 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<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>	Breakfast Bar		
<b>Inclusions:</b>	n/a		

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.