

**228 Cokerill Crescent
Fort McMurray, Alberta**

MLS # A2206728



\$179,000

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|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 941 sq.ft. | Age: | 1984 (41 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Driveway, Front Drive, Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Front Yard, Landscaped, Lawn, See Remarks | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 330 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RMH |
| Foundation: | Block | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, See Remarks | | |

Inclusions: N/A

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. Don't let this incredible value slip away—call today for your personal tour and see why this turn-key home is the ideal start to your homeownership journey!