

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

MLS® #A2223219

\$220,000

3 Bedroom, 2.00 Bathroom, 1,209 sqft

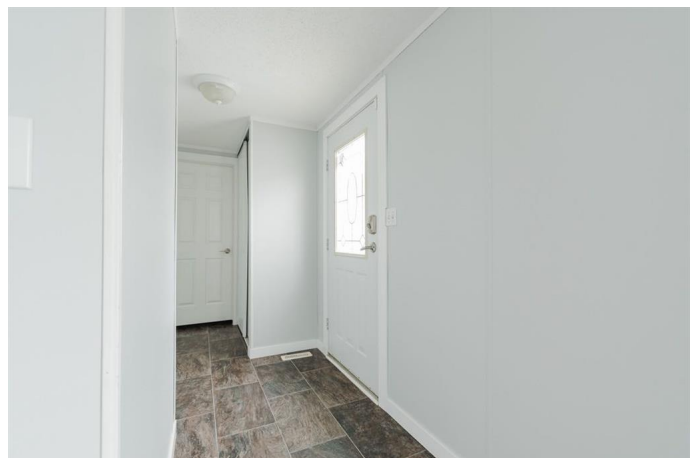
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 172 Cokerill Crescent – 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 parks—where condo fees conveniently include water, sewer, and garbage removal—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. There’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 appliances—highlighted by a brand new stove (2021)—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, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, Front Drive, Single Garage Detached
---------	---

# of Garages	1
--------------	---

Interior

Interior Features	Built-in Features, Open Floorplan, Storage
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
------------	--

Heating	Forced Air
---------	------------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Gas
------------	-----

Basement	None
----------	------

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Front Yard, No Neighbours Behind
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Asphalt
--------------	---------

Foundation	Block
------------	-------

Additional Information

Date Listed	May 23rd, 2025
-------------	----------------

Days on Market	73
----------------	----

Zoning	RMH
--------	-----

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.