

# \$264,900 - 244 Cokerill Crescent, Fort McMurray

MLS® #A2256360

**\$264,900**

3 Bedroom, 2.00 Bathroom, 1,301 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Charming & Well-Maintained Home with  
Detached Garage!

Welcome to 244 Cokerill Crescent, a delightful and spacious 3-bedroom, 2-bathroom mobile home offering 1,301 sq ft of comfortable living space on a 4,283 sq ft fully fenced lot in the well-established and family-friendly neighbourhood of Timberlea.

Step inside to a bright, open-concept living room featuring vaulted ceilings, large windows, stylish laminate flooring, and a neutral colour palette that creates a warm and inviting atmosphere. The kitchen is bathed in natural light thanks to a skylight with heat trace, and boasts new laminate countertops, white appliances, Lino flooring, and ample cabinet and counter space – perfect for everyday living and entertaining.

The spacious primary bedroom offers a peaceful retreat with vinyl plank flooring, a walk-in closet, and a 4-piece ensuite complete with ceramic tile flooring and a relaxing soaker tub. Two additional bedrooms are thoughtfully positioned on the opposite side of the home, each with easy access to a second 4-piece bathroom.

Additional features include a separate laundry room, air conditioning, and an outdoor deck – perfect for enjoying summer evenings or entertaining guests. The detached single



garage adds convenience and extra storage space.

Notable upgrades include:

- New furnace (2018)
- New shingles (2015)
- New washer & dryer (2017) Call now to schedule your private viewing!

Built in 1997

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2256360                |
| Price          | \$264,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,301                   |
| Acres          | 0.10                    |
| Year Built     | 1997                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 244 Cokerill Crescent |
| Subdivision | Timberlea             |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9K 2J2               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                             |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | Central Air                                                                |
| Basement          | None                                                                       |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 55                   |
| Zoning         | RMH                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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