

\$279,000 - 244 Cokerill Crescent, Fort McMurray

MLS® #A2220308

\$279,000

4 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® # | A2220308 |
| Price | \$279,000 |
| Bedrooms | 4 |
| 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 | May 12th, 2025 |
| Zoning | RMH |

Listing Details

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

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