

# \$305,000 - 179 Cochrane Crescent, Fort McMurray

MLS® #A2226455

## \$305,000

3 Bedroom, 2.00 Bathroom, 611 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 179 Cochrane Crescent! This beautifully maintained 3-bedroom, 2-bathroom duplex offers the perfect blend of charm and convenience, all while coming with NO CONDO FEES! The stunningly landscaped exterior and backyard oasis provide a peaceful retreat, complete with the privacy of no rear neighbors. Parking is hassle-free with a new white-washed crushed stone RV parking pad and a gated backyard, which also offers additional space for vehicles or the potential to build a spacious detached garage. Plus, a generous garden shed adds extra storage for your outdoor equipment. Inside, the home has been recently painted and features a brand new roof, along with a newer furnace and hot water tank, making it truly move-in ready. Located within walking distance of beautiful Birchwood trails, schools, and shopping, this property is ideal for a wide range of buyers seeking a centrally located home with room to enjoy and expand.

Built in 1980

## Essential Information

MLS® #	A2226455
Price	\$305,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	611
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	179 Cochrane Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1H1

### **Amenities**

Parking Spaces	5
Parking	Parking Pad, RV Access/Parking, RV Gated

### **Interior**

Interior Features	Pantry, See Remarks, Storage, Vinyl Windows
Appliances	Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	74
Zoning	R2

**Listing Details**

Listing Office                    COLDWELL BANKER UNITED

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