

# \$319,500 - 35, 193 O'coffey Crescent, Fort McMurray

MLS® #A2227121

**\$319,500**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

This property could be viewed as a duplex in a town house subdivision as it is only attached by one side of the unit with one other property.

So, there is no crowding around this home.

From the outside you will notice the maintenance free exterior and nice curb appeal and spacious parking. As you enter the property you have a nice size entry way with a coat closet and 2 pc bathroom. The main level has a bright and sunny open concept eat in kitchen with large island and breakfast bar. The sliding glass patio doors lead on to a good size deck with natural gas BBQ hook up and the BBQ will stay. There are no homes directly behind this property and a good view of green space. The adjacent living room has a cozy gas burning fire place the perfect place to relax after a long day at work. Up stairs we go to the 3 good size bedrooms. The master bedroom has a over sized tiled shower and in this bathroom is a large walk-in closet to hold all the things The main 4 pc bathroom/ laundry room is located on this level for your convenience. Down we go to the basement that is semi developed and awaits your floor plan creativity. You can develop it to suit your family's needs, there are good size windows to let in all the natural light. The location of this property is second to none. Close the Syncrude sports field, parks, trails and the bus route and the skate park. Local schools and shopping close by. The property has been freshly painted, cleaned and awaits new owners.



Built in 2008

## Essential Information

MLS® #	A2227121
Price	\$319,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	35, 193 O'coffey Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0B7

## Amenities

Amenities	Playground, Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Asphalt
# of Garages	2

## Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	62
Zoning	R2

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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