



GRASSROOTS
REALTY GROUP

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**116 Cokerill Crescent
Fort McMurray, Alberta**

MLS # A2301685



\$185,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Fridge , stove , dishwasher, washer, dryer

Welcome to 116 Cokerill Crescent. This 1996 Triple E features 3 bedrooms, large living room, vaulted ceilings, big eat in kitchen with tons of cabinets and island. Large master bedroom with walk in closet and 4 pce ensuite. Newer laminate flooring throughout. Outside has a fenced back yard and deck. Close to schools, Syncrude Athletic Park , shopping, restaurants and nightlife.