



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**180 Cokerill Crescent
Fort McMurray, Alberta**

MLS # A2332439



\$229,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,220 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RMH
Foundation:	None	Utilities:	-
Features:	Built-in Features, Closet Organizers, Jetted Tub, Open Floorplan		

Inclusions: N/A

Welcome home to 180 Cokerill Crescent, in Cartier Park, Timberlea! Live where all the action is - from baseball diamonds to skate parks and great schools, this location has it all! This 3 bedroom, two full bathroom home has just had a fresh coat of paint, has been cleaned from top to bottom, and is ready for new owners to take the wheel. This no carpet home features two bedrooms in the front of the mobile, sharing a full 4 piece bathroom. Continuing through the large and open main living area and kitchen, the primary bedroom welcomes you with built ins included in the closet, as well as a luxurious en-suite, offering both a large jetted tub as well as a stand alone shower. Enjoy the corner fireplace in the living room for those cool winter evenings, and an expansive deck off the rear entrance to soak in all summer has to offer you. Cartier Park is locally managed, and condo fees are very well indexed. Need storage? You're in luck with the shed in the back yard. Call for your showing today. Priced to move.