



GRASSROOTS
REALTY GROUP

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**18, 193 O'coffey Crescent
Fort McMurray, Alberta**

MLS # A2333758



\$350,000

Division:	Timberlea		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front,		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 484
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Recessed Lighting, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

IMMEDIATE POSSESSION! Welcome to 18-193 O'Coffey Crescent, where you get the best of both worlds. This home backs onto treed greenspace so you have no neighbours behind you, and you are still close to everything. The bus stop is a short walk down the street, which makes mornings easy whether you are heading to work or to school. Location is a real part of what you are getting here. Syncrude Athletic Park is just around the corner with ball diamonds, soccer fields, the skate park, spray park, playground and outdoor rink, so your summer evenings and winter weekends are already sorted. Schools are close by and the Birchwood Trails are minutes away for walking or biking. Everything you need day to day is right here in Timberlea, so you are not crossing town for groceries or a coffee. Pull up to your own driveway that easily fits two vehicles, plus a double garage. That is parking for four, which anyone who has fought over a stall in the winter will appreciate. Step inside and the hardwood floors greet you, well cared for and still shining. A half bath on this level keeps things convenient. The living room is bright and airy with a gas fireplace, and it opens to a kitchen with room for a full dining table. You will find tons of upper and lower cabinets, stainless steel appliances and a neutral backsplash. From here, step out to the deck, brand new in 2025, and enjoy your morning coffee with the trees as your view. Upstairs, the primary bedroom is huge with a massive walk-in closet and its own ensuite featuring a walk-in shower. Two more generously sized bedrooms, a full bathroom and the laundry pair complete this level. Downstairs is the part that sets this one apart. The finished basement is hard to come by in this complex, and it is big enough to work as a rec room, home gym or movie night headquarters. It also has its own full bathroom. Central air conditioning keeps you

comfortable all summer. Recent updates include washer and dryer in 2026, deck in 2025 and shingles in 2025. Condo fees are \$484 per month and cover exterior insurance, professional management, reserve fund contributions, sewer, snow removal, trash and water. Come experience it for yourself. Book your private showing today.