



GRASSROOTS
REALTY GROUP

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**104 Cokerill Crescent
Fort McMurray, Alberta**

MLS # A2344195



\$329,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,201 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Crown Molding, Natural Woodwork		

Inclusions: GAZEBO

This beautifully updated Timberlea home offers stunning curb appeal and a modern farmhouse feel. Exterior upgrades include new siding in 2024, new shingles in 2023, some new windows, all new skirting, new garden boxes and new decorative stone accents. The property also offers plenty of parking, RV parking, a fully fenced yard, a new covered front deck, an extended rear deck and a private lower patio area with a built-in gazebo. The detached heated 14' x 18' man cave is perfect for a workshop, home office or personal retreat. Step inside and you will find a home that has been renovated from front to back. Updates include new luxury vinyl plank flooring, shiplap walls, crown mouldings, new trim, new interior doors, new hardware and fresh paint throughout. The spacious open-concept living area features a large living room with a faux wood feature wall. The renovated kitchen offers refurbished white cabinetry, stainless-steel appliances that are only one year old, updated hardware, a coffee bar and an oversized pantry for additional storage. The home currently features two bedrooms and two and a half bathrooms. The second bedroom can easily be converted back to create a three-bedroom layout. The main four-piece bathroom has been renovated with a new vanity, flooring and additional updates. The spacious primary bedroom features a custom wall and ceiling treatment, a large closet with sliding barn doors and a beautifully renovated ensuite complete with a glass-enclosed stand-up shower, black accents and modern hardware. A separate laundry room and rare two-piece powder room near the rear entrance provide additional convenience, especially when entertaining outdoors. Additional improvements include a new hot water tank and updated hardware throughout the kitchen and interior doors. Perfectly located near Syncrude Athletic Park, walking trails,

playgrounds and Timberlea amenities, this home offers incredible value, exceptional outdoor space and true pride of ownership. Schedule your personal tour today!