



GRASSROOTS
REALTY GROUP

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**307 Cochrane Crescent
Fort McMurray, Alberta**

MLS # A2346617



\$445,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,231 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions:	Shed, Carport
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Welcome to 307 Cochrane Crescent! This bright and spacious bi-level offers the kind of space and functionality that makes everyday living easy and a location that keeps you close to all amenities. With five bedrooms, three full bathrooms, and plenty of room to park, there's space for everyone and everything. The main floor features three bedrooms, including a primary bedroom with ensuite, while the basement offers two additional bedrooms, a full bathroom, and a spacious living room warmed by a pellet-burning stove, the perfect spot to cozy up on a cold winter day. Large windows throughout the home bring in an abundance of natural light. Outside you will find an enclosed sunroom that adds even more usable living space and provides a comfortable place to enjoy the outdoors. For those who need parking, storage, or room for toys, this property is for you! The wide driveway can comfortably fit 3 vehicles and the heated double garage features a 220V connection. Additionally the 12' X 24' backyard carport provides extra covered parking or storage. There's also a storage shed. Other updates include new shingles(2025), a new hot water tank(2026), and fence(2024). Located close to schools, playgrounds, and the Birchwood trails, this home puts everyday conveniences and outdoor recreation close at hand. Come see why this one deserves a spot on your list. Call today for your own private viewing!