

# \$264,900 - 244 Cokerill Crescent, Fort McMurray

MLS® #A2220308

**\$264,900**

4 Bedroom, 2.00 Bathroom, 1,301 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

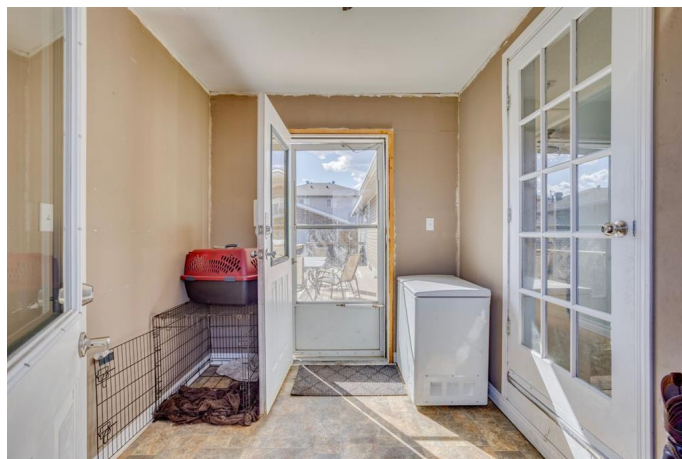
Charming & Well-Maintained Home with  
Detached Garage!

Welcome to 244 Cokerill Crescent, a delightful and spacious 3-bedroom, 2-bathroom mobile home offering 1,301 sq ft of comfortable living space on a 4,283 sq ft fully fenced lot in the well-established and family-friendly neighbourhood of Timberlea.

Step inside to a bright, open-concept living room featuring vaulted ceilings, large windows, stylish laminate flooring, and a neutral colour palette that creates a warm and inviting atmosphere. The kitchen is bathed in natural light thanks to a skylight with heat trace, and boasts new laminate countertops, white appliances, Lino flooring, and ample cabinet and counter space – perfect for everyday living and entertaining.

The spacious primary bedroom offers a peaceful retreat with vinyl plank flooring, a walk-in closet, and a 4-piece ensuite complete with ceramic tile flooring and a relaxing soaker tub. Two additional bedrooms are thoughtfully positioned on the opposite side of the home, each with easy access to a second 4-piece bathroom.

Additional features include a separate laundry room, air conditioning, and an outdoor deck – perfect for enjoying summer evenings or entertaining guests. The detached single



garage adds convenience and extra storage space.

Notable upgrades include:

New furnace (2018)

New shingles (2015)

New washer & dryer (2017) Call now to schedule your private viewing!

Built in 1997

### **Essential Information**

MLS® #	A2220308
Price	\$264,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	244 Cokerill Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2J2

### **Amenities**

Amenities	Other
Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Washer/Dryer, Built-In Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

**Exterior**

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	107
Zoning	RMH

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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