

\$400,000 - 311 Cochrane Crescent, Fort McMurray

MLS® #A2232472

\$400,000

3 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.15 Acres

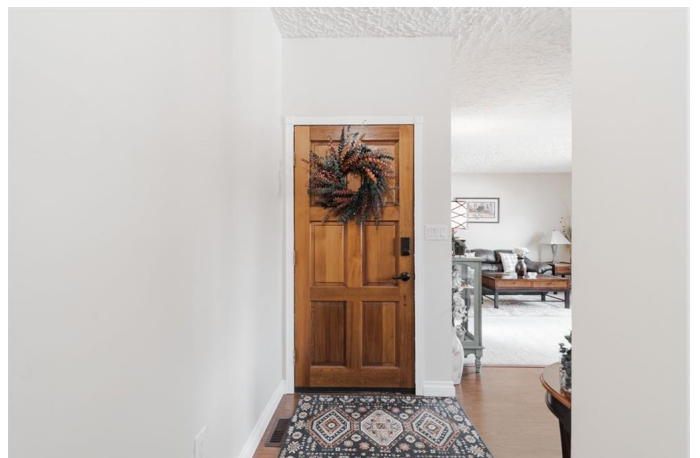
Thickwood, Fort McMurray, Alberta

Welcome to 311 Cochrane Crescent: This charming bungalow is full of character, lovingly cared for by its owners of nearly four decades. With standout curb appeal, a unique layout, and undeniable pride of ownership, this is a home youâ€™ll feel proud to call your own the moment you step inside.

From the moment you arrive, the care and attention this home has received is clear. A wide interlocking brick driveway leads to a private courtyard tucked behind a brick archway, creating a warm and welcoming entrance with added privacy. The covered front step, freshly stained and perfect for your morning coffee, is matched by a large back deck overlooking the beautifully maintained yard. The fully fenced yard features a wide gate with secure space for trailer or camper storage, and a large shed with an overhead door and heater offers year-round functionality. Whether you use it as a workshop, man cave, or hobby space, it's a rare and valuable bonus.

Inside, the home welcomes you with a bright and inviting front living room, featuring new carpet and large vinyl windows that fill the space with natural light. A two-way wood-burning fireplace connects the living and dining rooms, adding cozy character and warmth on colder days.

The eat-in kitchen, updated in 2012, has been beautifully preserved with rich wood cabinetry that extends to the ceiling, well-maintained white appliances, and an upgraded sliding



patio door that leads directly to the back deck. Itâ€™s a space that feels both nostalgic and functional â€“ the kind of kitchen that makes everyone feel at home.

The main level offers three bedrooms, including a primary with its own four-piece ensuite. A second full bathroom is conveniently located off the hallway for guests or family use.

Downstairs, the basement is a perfect mix of fun and functionality. A spacious rec area includes a bar with a mini fridge and enough room for a pool table or games space. Wood ceilings and another wood-burning fireplace in the family room make the entire level feel cozy and inviting. A two-piece bathroom, laundry room, and a massive amount of dedicated storage space finish off the lower level â€“ ideal for seasonal items, hobbies, or anything else you need tucked away.

Additional features include central A/C, an updated electrical panel, and a newer hot water tank (2019). Move-in ready and filled with warmth, this is a home thatâ€™s been truly loved â€“ and now ready for its next chapter.

Schedule your private tour today.

Built in 1979

Essential Information

MLS® #	A2232472
Price	\$400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.15
Year Built	1979
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	311 Cochrane Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1J6

Amenities

Parking Spaces	4
Parking	Driveway, Front Drive, Garage Door Opener, Heated Garage, Parking Pad, RV Access/Parking, Side By Side, Interlocking Driveway

Interior

Interior Features	Bar, Laminate Counters, No Smoking Home, Soaking Tub, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garburator, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	7

Zoning R1

Listing Details

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.