

# \$329,900 - 17, 193 O'coffey Crescent, Fort McMurray

MLS® #A2197677

**\$329,900**

4 Bedroom, 4.00 Bathroom, 1,470 sqft

Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 193 O'CoFFEY Crescent, located in the heart of the Timberlea area. This immaculate, well crafted home features a double attached garage, fully developed basement with unique upgrades that any buyer would appreciate. Main floor showcases beautiful hardwood flooring that stretches all the way up the stairs to the second floor. Kitchen offers loads of cupboard space, stainless steel appliances and a large island that's great for meal prep and when hosting guests. Living room area is spacious and features a gas fireplace. Upstairs you'll find 3 large bedrooms, including a primary with full ensuite and a walk in closet area. Upper level also offers a full bathroom with laundry and one of the best features has to be the in-floor heating in all of the full bathrooms in this home! Basement is fully developed and comes complete with a rec room area, a 4th bedroom for your family or any visiting guests and a 3rd full bathroom. Take full advantage of the low maintenance lifestyle and enjoy the luxuries of this quiet community with a greenbelt location. Call for your personal tour.

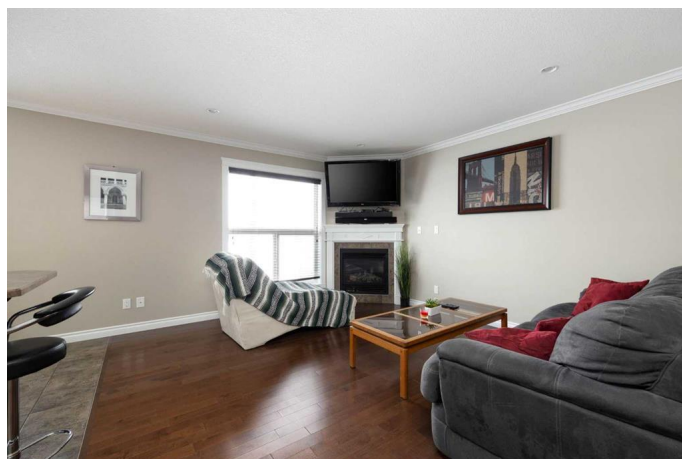
Built in 2008

## Essential Information

MLS® # A2197677

Price \$329,900

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,470
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	17, 193 O'coffey Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0B7

### **Amenities**

Amenities	Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Crown Molding, Kitchen Island, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	49
Zoning	R2

### **Listing Details**

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.