

# \$179,000 - 228 Cokerill Crescent, Fort McMurray

MLS® #A2206728

**\$179,000**

3 Bedroom, 1.00 Bathroom, 941 sqft  
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Introducing 228 Cokerill Crescent, a fully renovated treasure in the heart of Timberlea, that has a NEW economic life of 40 YEARS and is perfect for first-time buyers seeking unbeatable value and affordability! This move-in-ready detached home has been transformed inside and out, with a laundry list of updates. Every detail has been meticulously updated: fresh siding, new doors, new shingles, new windows, fully drywalled interiors with new insulation, and pristine new ceilings throughout. The cohesive luxury vinyl plank flooring ties it all together, creating a light, airy vibe that feels both modern and welcoming!

The heart of this home is its stunning new kitchen, featuring crisp white cabinetry, a sleek new island, a stylish backsplash, and gleaming stainless steel appliances—a dream setup for cooking and entertaining. The spacious front living room bathes in natural light thanks to large, bright windows. Down the hall offers three cozy bedrooms and a beautifully updated four-piece bathroom with a floating vanity and full tub. Step outside to a generous, partially fenced yard complete with a oversized deck for summer relaxation, plus a handy storage shed and ample parking for your vehicles/motorized toys.

Affordability shines through with condo fees of just \$330/month, covering water, sewer, garbage pickup, and street/common area maintenance—leaving you more in your pocket. Nestled next to Syncrude Athletic Park



and surrounded by scenic trails, this Timberlea gem delivers the perfect blend of convenience and outdoor appeal. Don't let this incredible value slip away—call today for your personal tour and see why this turn-key home is the ideal start to your homeownership journey!

Built in 1984

### Essential Information

MLS® #	A2206728
Price	\$179,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	941
Acres	0.13
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	228 Cokerill Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2J2

### Amenities

Amenities	Park, Playground, Snow Removal, Trash
Parking Spaces	2
Parking	Driveway, Front Drive, Parking Pad, RV Access/Parking

### Interior

Interior Features	Kitchen Island, Laminate Counters, See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

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

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	25
Zoning	RMH

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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