

# \$435,000 - 165 O'coffey Crescent, Fort McMurray

MLS® #A2209717

**\$435,000**

5 Bedroom, 3.00 Bathroom, 1,043 sqft  
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

This is the one you've been scrolling for—stylish, move-in ready, and backing right onto the greenbelt. No rear neighbors, just peaceful views and privacy. Inside, you'll find fresh, modern updates throughout: brand new luxury vinyl plank on the main floor, newer carpet in the bedrooms, and basement laminate installed just a few years ago.

The kitchen is a showstopper with quartz waterfall counters, refaced cabinetry, updated appliances, and crisp tilework—renovated just 2–3 years ago. Both bathrooms were updated around the same time, featuring quartz vanities and clean, modern tile finishes.

The home has been well cared for: hot water tank replaced in 2023, furnace serviced in 2021 with duct cleaning, and a garage heater installed just 2.5 years ago with a gas permit. The basement is fully developed—finished with care and ready for you to move in. You'll notice the updates throughout, from top to bottom, making this home completely turn-key.

Double attached garage, clean curb appeal, and located in a quiet pocket that hits all the right notes.

It's the full package—style, location, updates—all for under \$450K.

This one won't last. Let's go.



Built in 2005

## Essential Information

MLS® #	A2209717
Price	\$435,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,043
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	165 O'coffey Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2V8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Single Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Barbecue
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Brush
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	11
Zoning	R1S

### **Listing Details**

Listing Office	RE/MAX Connect
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