

# \$269,900 - 191 Cochrane Crescent, Fort McMurray

MLS® #A2214074

## \$269,900

4 Bedroom, 3.00 Bathroom, 1,091 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 191 Cochrane Crescent, a spacious and inviting home nestled in a family-friendly neighbourhood ideally situated in Thickwood! Step inside to discover vaulted ceilings and a semi open-concept main floor that seamlessly connects the dining area, kitchen, and a bright living room centered around a cozy gas fireplace. With five well-proportioned bedrooms and three full bathrooms, this affordable home is the perfect home to grow into. The primary bedroom is tucked away on its own level and features a walk-in closet and 5 pc ensuite! The two additional well sized bedrooms share a 4 pc bathroom. Added features include single detached garage, finished basement with 2 additional bedrooms and spacious yard! Whether you're seeking a warm family home or a smart investment, this is a must-see. Schedule your private tour today!

Built in 1980

## Essential Information

MLS® #	A2214074
Price	\$269,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,091
Acres	0.09
Year Built	1980



Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### **Community Information**

Address	191 Cochrane Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1H1

### **Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Vaulted Ceiling(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Yard, Interior Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	4

Zoning R2

## Listing Details

Listing Office EXP REALTY

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