

244 cokerill Crescent  
Fort McMurray, Alberta

MLS # A2256360

\$264,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,301 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	Open Floorplan		

**Inclusions:** fridge, stove, dishwasher, washer. dryer, microwave, A/C, garage heater

Charming & Well-Maintained Home with Detached Garage! Welcome to 244 Cokerill Crescent, a delightful and spacious 3-bedroom, 2-bathroom mobile home offering 1,301 sq ft of comfortable living space on a 4,283 sq ft fully fenced lot in the well-established and family-friendly neighbourhood of Timberlea. Step inside to a bright, open-concept living room featuring vaulted ceilings, large windows, stylish laminate flooring, and a neutral colour palette that creates a warm and inviting atmosphere. The kitchen is bathed in natural light thanks to a skylight with heat trace, and boasts new laminate countertops, white appliances, Lino flooring, and ample cabinet and counter space – perfect for everyday living and entertaining. The spacious primary bedroom offers a peaceful retreat with vinyl plank flooring, a walk-in closet, and a 4-piece ensuite complete with ceramic tile flooring and a relaxing soaker tub. Two additional bedrooms are thoughtfully positioned on the opposite side of the home, each with easy access to a second 4-piece bathroom. Additional features include a separate laundry room, air conditioning, and an outdoor deck – perfect for enjoying summer evenings or entertaining guests. The detached single garage adds convenience and extra storage space. Notable upgrades include: New furnace (2018) New shingles (2015) New washer & dryer (2017) Call now to schedule your private viewing!