

**244 cokerill Crescent  
Fort McMurray, Alberta**

**MLS # A2286846**



## \$264,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	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 &mdash; 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 &mdash; 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!