

\$239,900 - 125 Cokerill Crescent, Fort McMurray

MLS® #A2214742

\$239,900

3 Bedroom, 2.00 Bathroom, 1,062 sqft
Residential on 0.10 Acres

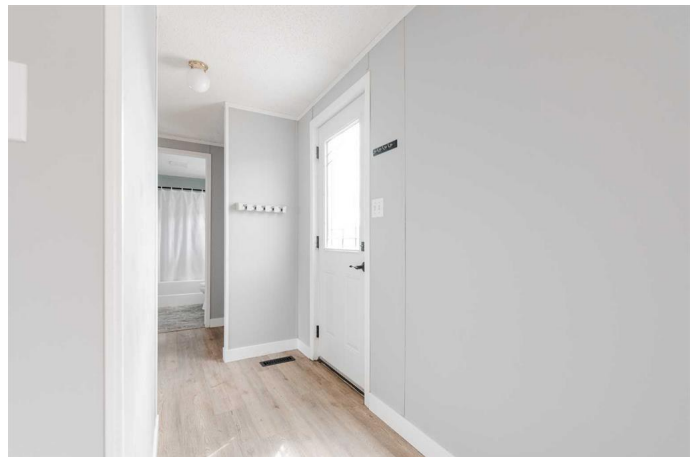
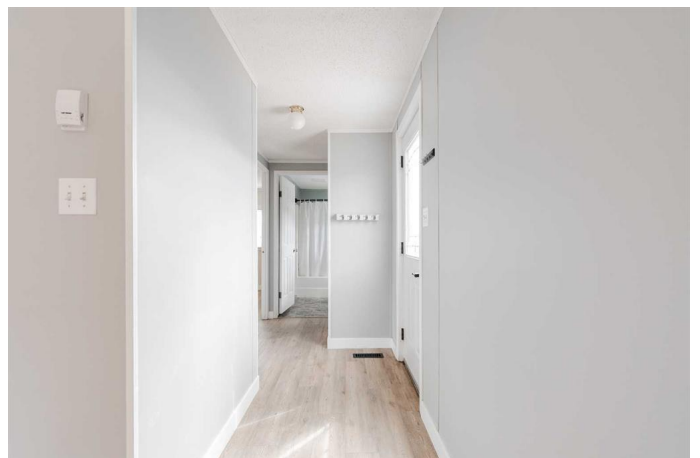
Timberlea, Fort McMurray, Alberta

Welcome to 125 Cokerill Crescent; this charming, updated 3-bedroom, 2-bathroom mobile home offers comfort and style throughout. At the front, two freshly painted bedrooms in a neutral tone provide bright and flexible spaces. The private primary suite at the back features its own ensuite for a peaceful retreat.

The open-concept kitchen, dining, and living area is centrally located, creating a functional and inviting layout. A built-in hutch adds extra storage, and luxury vinyl plank flooring flows seamlessly throughout for a modern, cohesive look.

The real highlight of this home is the expansive outdoor space. Accessed through the laundry room, the huge backyard is perfect for relaxing or entertaining with a two-tiered deck, fire pit, and plenty of room to spread out. With parking for four vehicles, there's space for all your guests or toys.

Recent updates include LVP flooring (2018), insulated skirting (2018), paint and baseboards (2020), and a fresh asphalt driveway (2024). The roof was replaced in 2017, deck and hot water tank were updated in 2019, and the furnace and central A/C were replaced in 2024. Condo fees cover sewer, water, snow and trash removal, and professional management.



If youâ€™re craving outdoor living, this home is a must-see. Come explore the space, feel the potential, and envision yourself here. Schedule your showing today!

Built in 1997

Essential Information

| | |
|----------------|--------------|
| MLS® # | A2214742 |
| Price | \$239,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,062 |
| Acres | 0.10 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modular Home |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 125 Cokerill Crescent |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2J3 |

Amenities

| | |
|----------------|---|
| Amenities | Parking, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 4 |
| Parking | Asphalt, Driveway, Front Drive, Guest, Parking Pad, RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Open Floorplan, Skylight(s), Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating | Forced Air |

| | |
|----------|-------------|
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit |
| Lot Description | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level |
| Roof | Asphalt Shingle |
| Construction | Wood Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 63 |
| Zoning | RMH |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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