

# \$259,900 - 125 Cokerill Crescent, Fort McMurray

MLS® #A2214742

**\$259,900**

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

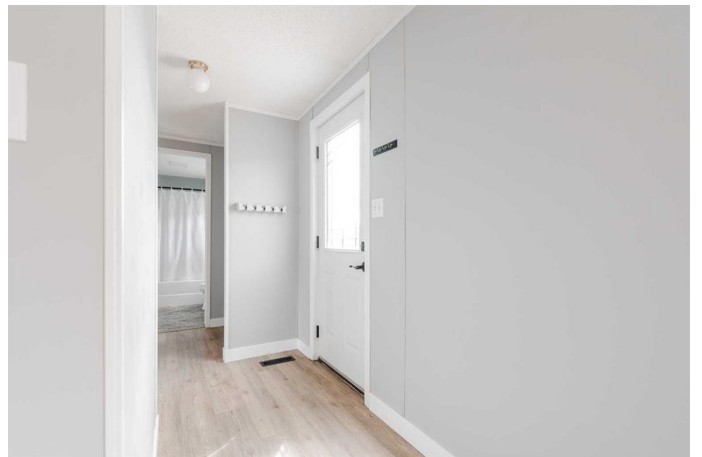
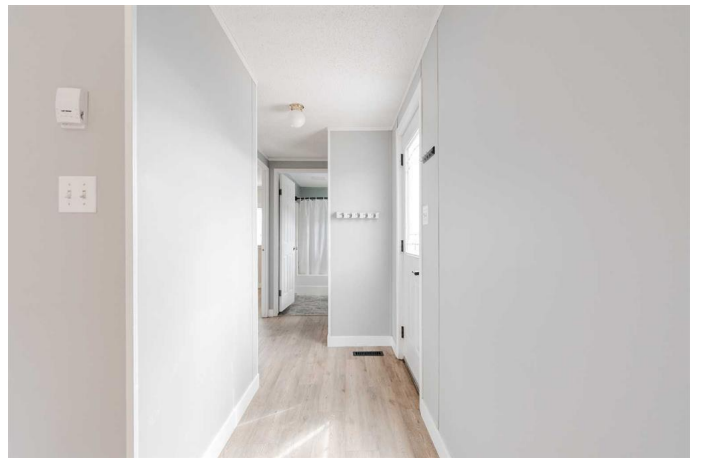
Timberlea, Fort McMurray, Alberta

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 you'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	\$259,900
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, Trash, Visitor Parking, Snow Removal
Parking Spaces	4
Parking	Parking Pad, RV Access/Parking, Asphalt, Driveway, Front Drive, Guest

### 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, Landscaped, Lawn, Level, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	1
Zoning	RMH

### **Listing Details**

Listing Office	The Agency North Central Alberta
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