

**308 Cochrane Crescent
Fort McMurray, Alberta****MLS # A2216502****\$579,000**

Division:	Thickwood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,976 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Garden, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Crawl Space, Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Double Vanity, Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer & dryer, bbq

Beautifully RENOVATED 5-Bedroom Split-Level Home in Prime Family Location Nestled in a quiet, family-friendly neighbourhood, this extensively renovated 5-bedroom split-level home offers a perfect blend of comfort, space, and modern style. Ideally located just minutes from schools, shopping, and an extensive network of walking, biking, and skiing trails, this home is designed for both convenience and lifestyle. Step inside through a spacious, welcoming foyer that leads to a bright and open living and dining area filled with natural light. The heart of the home is the stunning, BRAND-NEW KITCHEN featuring abundant storage, unique cabinetry, and a thoughtful layout that will impress any home cook. Just a few steps down, the spacious family room offers a cozy wood-burning fireplace and direct access to your peaceful backyard—an ideal setting for family gatherings or quiet evenings. This level also includes a beautifully designed laundry area with ample storage and hanging space, as well as a convenient half bathroom. The main living areas feature luxurious vinyl plank flooring, while the upper level boasts brand-new carpet throughout. Upstairs, you'll find FOUR generously sized bedrooms and two full bathrooms—a rare and desirable layout for families. The fully finished basement includes a large recreation room, a fifth bedroom, and an expansive storage area, providing all the extra space you need. Completing the home is an attached, heated double garage, perfect for our colder months. This move-in-ready property offers exceptional value, thoughtful design, and a prime location. Don't miss this rare opportunity to own a truly turnkey family home. CALL TODAY! **Upgrades: Entire outside was redone in 2012 - TRIPLE PANE WINDOWS, siding, stone, eaves & downspouts / Bathrooms (2017 and 1/2bath in 2020) / Shingles 2017

/ Luxury Vinyl Plank flooring / NEW KITCHEN 2024 / Laundry area renovated 2025 / new carpet upstairs 2025