

115 Cochrane Crescent
Fort McMurray, Alberta

MLS # A2196772



\$379,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Thickwood | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,561 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard | | |

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|--------------------|-------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All existing window coverings, Alarm (Hardware only)

Welcome to 115 Cochrane Cres! A spacious 4-Level Split in Desirable Thickwood area. Allow me to introduce you to this charming and spacious four-level split located in the heart of Thickwood. This well-maintained home offers a functional layout with plenty of space for the whole family. The large master bedroom is a true retreat, featuring a private 2-piece ensuite, a generous closet, and even a convenient laundry chute. Enjoy a picturesque backyard view right from your room. The inviting kitchen is perfect for entertaining, offering ample cupboard and countertop space for all your culinary needs. The bright and airy living room boasts a natural wood-burning fireplace and an oversized front window, allowing for an abundance of natural light. On the third level, you'll find a spacious rec room, ideal for family movie nights along with a large bedroom and another full bathroom. The fully developed basement provides additional versatile space that can serve as a family room, storage area, or even an extra living space. This home is full of potential and offers a comfortable, functional layout in a fantastic location. The upper level features three well-appointed bedrooms, including a comfortable primary bedroom, and a full bathroom. Step outside to a fully fenced backyard, offering privacy and plenty of space for relaxation, entertaining, or play. A large deck extends your living space outdoors, making it ideal for summer BBQs and gatherings. For those who appreciate extra storage or workspace, the detached double garage is a dream, perfect for garage enthusiasts or hobbyists. Don't miss your chance to make it yours.