



## 181 Cochrane Crescent Fort McMurray Alberta

\$289,900

Welcome to 181 Cochrane Crescent, where pride of ownership shines through in every detail. Whether you're seeking the perfect starter home, a low-maintenance living space, or an investment opportunity, this semi-detached gem offers it all. Nestled in a peaceful Thickwood neighbourhood, this residence features 3 bedrooms, a backyard oasis, a long driveway, and a detached garage—providing everything you need for comfortable and serene homeownership. The charming curb appeal of this home is evident with recent updates including New Shingles (2019), New Windows (2019), New Doors (2019), and a Limestone Rock Driveway (2020). Step onto the painted front porch, mirroring the aesthetic of the two-tiered back deck complete with privacy walls—a perfect spot to bask in the afternoon sun during warmer months. The detached garage boasts a gas heater, painted floors, and a built-in workbench, adding functionality and convenience. Inside, the home exudes coziness, brightness, and cleanliness. The living room, overlooking the front yard, sets a welcoming tone. As you make your way to the kitchen, you'll pass by the laundry area, a convenient two-piece bathroom, and an office space. The kitchen itself is inviting, with white cabinets and appliances, complemented by a perfectly sized dining room. Descending to the lower level, you'll discover three well-appointed bedrooms and a four-piece bathroom, all adorned with updated vinyl floors, baseboards, and fresh paint. Large windows flood the lower level with natural light, enhancing the airy ambiance. Both bathrooms feature matching updates, including a stylish grey vanity. For added comfort, the home boasts two furnaces, ensuring efficient heating throughout. Additionally, all furniture can be negotiated into the sale, offering a seamless transition for new owners. Don't miss your chance to experience the warmth and charm of 181 Cochrane...

3pc Bathroom 5.00 Ft x 7.00 Ft

Bedroom 10.08 Ft x 8.25 Ft

Bedroom 8.00 Ft x 12.17 Ft

2pc Bathroom 2.67 Ft x 6.83 Ft

Dining room 10.33 Ft x 8.25 Ft

Kitchen 8.50 Ft x 9.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
The Agency North Central Alberta

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Bedroom 12.08 Ft x 9.42 Ft

Furnace 2.42 Ft x 6.75 Ft

Living room 12.08 Ft x 14.25 Ft

Office 6.75 Ft x 7.75 Ft