



193 O'Coffey Crescent Fort McMurray Alberta

\$289,900

DOUBLE HEATED GARAGE + DOUBLE DRIVEWAY (PARKING FOR 4!) | END UNIT | BEAUTIFULLY RENOVATED KITCHEN | FULLY DEVELOPED | Welcome to #1, 193 O'Coffey, located in Timberlea close to schools and just steps to Syncrude Athletic Park! This special 2-storey townhouse is dripping with QUALITY! The beautiful modern kitchen has been updated (2020) and showcases newly finished cupboards (lots of storage!), STAINLESS STEEL APPLIANCES (dishwasher new in 2020), new faucet & sink (2020), island with built-in wine rack and breakfast bar, tile flooring, and updated lighting. The main floor also features HARDWOOD FLOORING, a half bathroom, plenty of natural light, and living room with a gas fireplace and two windows since it is an end unit. Head upstairs and you will find 3 bedrooms (featuring black-out shades) and 2 full bathrooms - the main bathroom featuring a bathtub/shower combo, HEATED FLOORS, and laundry (dryer new in 2021). The primary bedroom suite features an extra clothing wardrobe with mirrors (included), a LARGE ENSUITE BATHROOM with extra-large tiled shower & tile flooring, and a large walk-in closet with built-in shelving. The fully developed basement features a rec room with laminate flooring and built-in speakers. The large utility room has plenty of space for storage. Access to the garage is located on your way to the basement - no need to go outside! The attached heated double garage features drywall & paint, high ceilings, cold water tap, and the sellers are leaving the bike hoists for the new owners. The LARGE BACK DECK is located off the kitchen where it gets shade in the afternoon, and features a gas BBQ hook-up. Air conditioning is included for those hot summer days. Attic insulation was replaced in 2017. Bathroom light fixtures new in 2020. Condo fees include: Water, Sewer, Exterior Insurance, Exterior Maintenance, Garbage Removal, Landscaping, Snow Removal, ...

Recreational, Games room 22.17 Ft x 13.25 Ft

Furnace 11.00 Ft x 12.67 Ft

2pc Bathroom 7.92 Ft x 3.00 Ft

Kitchen 9.25 Ft x 10.00 Ft

Living room 15.75 Ft x 13.83 Ft

4pc Bathroom 9.67 Ft x 8.67 Ft

Bedroom 12.50 Ft x 11.83 Ft

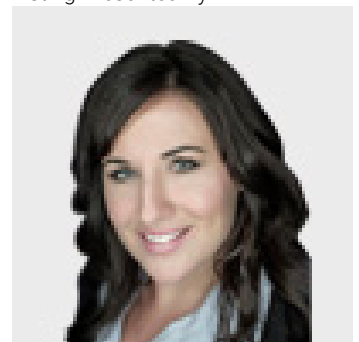
Bedroom 10.33 Ft x 13.33 Ft

Primary Bedroom 13.25 Ft x 13.83 Ft

Other 9.67 Ft x 4.67 Ft

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

Listing Presented By:



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