

# \$389,900 - 115 Cochrane Crescent, Fort McMurray

MLS® #A2196772

**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,561 sqft

Residential on 0.18 Acres

Thickwood, Fort McMurray, Alberta

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.

Built in 1980

### **Essential Information**

MLS® #	A2196772
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,561
Acres	0.18
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	115 Cochrane Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9K 1G9

### **Amenities**

Parking Spaces 6  
Parking Double Garage Detached  
# of Garages 2

### **Interior**

Interior Features Laminate Counters  
Appliances Other  
Heating Forced Air, Natural Gas  
Cooling Other  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Yard  
Lot Description Back Yard  
Roof Asphalt Shingle  
Construction Concrete  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 4th, 2025  
Days on Market 28  
Zoning R1

### **Listing Details**

Listing Office EXP REALTY

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