

# \$384,900 - 115 Cochrane Crescent, Fort McMurray

MLS® #A2196772

**\$384,900**

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, youâ€™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. Donâ€™t miss your chance to make it yours.

Built in 1980

**Essential Information**

MLS® #	A2196772
Price	\$384,900
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	Full, Finished

### 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	46
Zoning	R1

### Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.