\$305,000 - 179 Cochrane Crescent, Fort McMurray

MLS® #A2226455

\$305,000

3 Bedroom, 2.00 Bathroom, 611 sqft Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 179 Cochrane Crescent! This beautifully maintained 3-bedroom, 2-bathroom duplex offers the perfect blend of charm and convenience, all while coming with NO CONDO FEES! The stunningly landscaped exterior and backyard oasis provide a peaceful retreat, complete with the privacy of no rear neighbors. Parking is hassle-free with a new white-washed crushed stone RV parking pad and a gated backyard, which also offers additional space for vehicles or the potential to build a spacious detached garage. Plus, a generous garden shed adds extra storage for your outdoor equipment. Inside, the home has been recently painted and features a brand new roof, along with a newer furnace and hot water tank, making it truly move-in ready. Located within walking distance of beautiful Birchwood trails, schools, and shopping, this property is ideal for a wide range of buyers seeking a centrally located home with room to enjoy and expand.

Built in 1980

Essential Information

MLS® # A2226455 Price \$305,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1
Half Baths 1







Square Footage 611

Acres 0.09 Year Built 1980

Type Residential

Sub-Type Semi Detached

Style Bi-Level, Side by Side

Status Active

Community Information

Address 179 Cochrane Crescent

Subdivision Thickwood

City Fort McMurray

County Wood Buffalo

Province Alberta
Postal Code T9K 1H1

Amenities

Parking Spaces 5

Parking Parking Pad, RV Access/Parking, RV Gated

Interior

Interior Features Pantry, See Remarks, Vinyl Windows, Storage

Appliances Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Fire Pit

Lot Description Back Yard, Front Yard, No Neighbours Behind, See Remarks

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed May 30th, 2025

Days on Market 147

Zoning R2

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.