

# \$579,000 - 308 Cochrane Crescent, Fort McMurray

MLS® #A2216502

**\$579,000**

5 Bedroom, 3.00 Bathroom, 1,976 sqft

Residential on 0.15 Acres

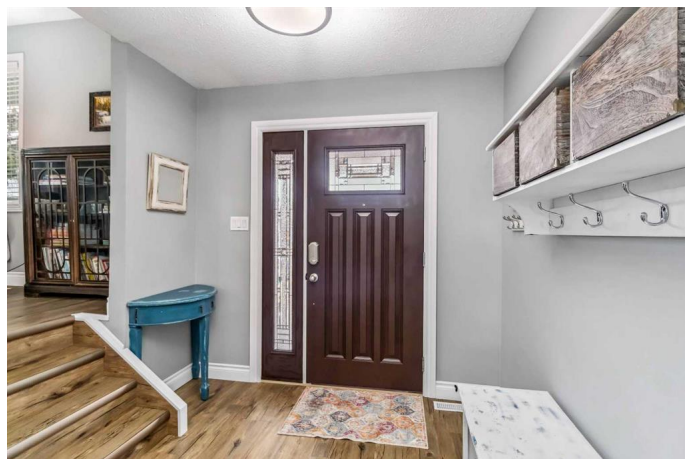
Thickwood, Fort McMurray, Alberta

Beautifully RENOVATED 5-Bedroom Split-Level Home in Prime Family Location Nestled in a quiet, family-friendly neighbourhood, this extensively renovated 5-bedroom split-level home offers a perfect blend of comfort, space, and modern style. Ideally located just minutes from schools, shopping, and an extensive network of walking, biking, and skiing trails, this home is designed for both convenience and lifestyle. Step inside through a spacious, welcoming foyer that leads to a bright and open living and dining area filled with natural light. The heart of the home is the stunning, BRAND-NEW KITCHEN featuring abundant storage, unique cabinetry, and a thoughtful layout that will impress any home cook.

Just a few steps down, the spacious family room offers a cozy wood-burning fireplace and direct access to your peaceful backyard—an ideal setting for family gatherings or quiet evenings. This level also includes a beautifully designed laundry area with ample storage and hanging space, as well as a convenient half bathroom.

The main living areas feature luxurious vinyl plank flooring, while the upper level boasts brand-new carpet throughout. Upstairs, you™ll find FOUR generously sized bedrooms and two full bathrooms—a rare and desirable layout for families.

The fully finished basement includes a large recreation room, a fifth bedroom, and an expansive storage area, providing all the extra



space you need. Completing the home is an attached, heated double garage, perfect for our colder months.

This move-in-ready property offers exceptional value, thoughtful design, and a prime location.

Donâ€™t miss this rare opportunity to own a truly turnkey family home. CALL TODAY!

**\*\*Upgrades:** Entire outside was redone in 2012 - TRIPLE PANE WINDOWS, siding, stone, eaves & downspouts / Bathrooms (2017 and 1/2bath in 2020) / Shingles 2017 / Luxury Vinyl Plank flooring / NEW KITCHEN 2024 / Laundry area renovated 2025 / new carpet upstairs 2025

Built in 1979

**Essential Information**

MLS® #	A2216502
Price	\$579,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,976
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	308 Cochrane Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1J4

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Off Street
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Double Vanity, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	15
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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