

\$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	Side by Side, Bi-Level
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, Storage, Vinyl Windows
Appliances	Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
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	22
Zoning	R2

Listing Details

Listing Office COLDWELL BANKER UNITED

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.