

\$199,900 - 185 Cochrane Crescent, Fort McMurray

MLS® #A2257577

\$199,900

5 Bedroom, 2.00 Bathroom, 994 sqft
Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Looking for a home with good bones, plenty of space, and a little room to show off your HGTV skills? Welcome to 185 Cochrane Crescent in Thickwood. This 5-bedroom, 2-bath duplex is equal parts opportunity and potential, with a side of personality.

On the main floor, natural light pours through the big living room window, giving you a sunny backdrop for your morning coffee (or let's be honest, your third coffee). The galley style kitchen and dining area keep things practical, while three bedrooms, including a roomy primary, plus a 4-piece bath round out this level.

Downstairs, things get interesting. You'll find an illegal basement suite, complete with its own kitchen, two bedrooms, a bath, laundry, and a rec room that's basically begging to host your movie nights or your cousin who just needs a place for a few months. There's even a den, home gym, craft cave, or storage for that treadmill you swore you'd use.

Outside, the perks keep piling up: loads of parking, a fenced backyard (yes, Fido approves), and a shed ready to store everything from bikes to those mysterious boxes you still haven't unpacked from your last move. Thickwood's tree lined streets, schools, and trails make this neighbourhood a crowd pleaser.



Yes, this is a fixer upper. But hereâ€™s the thing: itâ€™s a blank canvas waiting for someone with vision, paint swatches, and maybe a Pinterest board or two.

Be sure to check out the video, 360 tour and detailed floor plans in the photos so you can see every sink, shower and counter in the home. Are you ready to say yes to this address?

Built in 1979

Essential Information

MLS® #	A2257577
Price	\$199,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	185 Cochrane Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1H1

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Chandelier
Appliances	Dishwasher, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	1
Zoning	R2

Listing Details

Listing Office	RE/MAX Connect
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