

\$449,000 - 237 Cochrane Crescent, Fort McMurray

MLS® #A2270784

\$449,000

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 237 Cochrane Crescent – a charming bi-level home located in the heart of Thickwood and just steps from schools, parks, walking / biking trails, and shopping.

The main level offers a spacious living room and dining area, along with an open-concept kitchen perfect for daily living or entertaining. Upstairs, you'll find two generously sized bedrooms, including a primary with convenient Jack-and-Jill access to the main bathroom.

The fully developed basement adds exceptional living space with two large bedrooms, a full bathroom, a laundry area, and an oversized rec room. Basement features updated flooring, refreshed bathrooms, a remodeled basement rec room.

The insulated garage features a brand-new overhead door and is ideal for the handyman and out of the elements toy storage. Back deck is newly constructed and offers privacy for family fun and entertaining.

Built in 1980

Essential Information

MLS® # A2270784

Price \$449,000

Bedrooms 4

Bathrooms 2.00



Full Baths	2
Square Footage	1,004
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	237 Cochrane Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1J6

Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Raised Hearth, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Landscaped, Lawn, Level
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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