

# \$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 â€” 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, youâ€™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 | 4                   |
| Zoning         | R1                  |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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