

\$435,000 - 165 O'coffey Crescent, Fort McMurray

MLS® #A2209717

\$435,000

5 Bedroom, 3.00 Bathroom, 1,043 sqft
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

This is the one youâ€™ve been scrolling forâ€”stylish, move-in ready, and backing right onto the greenbelt. No rear neighbors, just peaceful views and privacy. Inside, youâ€™ll find fresh, modern updates throughout: brand new luxury vinyl plank on the main floor, newer carpet in the bedrooms, and basement laminate installed just a few years ago.

The kitchen is a showstopper with quartz waterfall counters, refaced cabinetry, updated appliances, and crisp tileworkâ€”renovated just 2â€“3 years ago. Both bathrooms were updated around the same time, featuring quartz vanities and clean, modern tile finishes.

The home has been well cared for: hot water tank replaced in 2023, furnace serviced in 2021 with duct cleaning, and a garage heater installed just 2.5 years ago with a gas permit. The basement is fully developedâ€”finished with care and ready for you to move in. Youâ€™ll notice the updates throughout, from top to bottom, making this home completely turn-key.

Double attached garage, clean curb appeal, and located in a quiet pocket that hits all the right notes.

Itâ€™s the full packageâ€”style, location, updatesâ€”all for under \$450K.

This one wonâ€™t last. Letâ€™s go.



Built in 2005

Essential Information

MLS® #	A2209717
Price	\$435,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,043
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	165 O'coffey Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2V8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Single Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Barbecue
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Brush
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	9
Zoning	R1S

Listing Details

Listing Office	RE/MAX Connect
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