

\$169,888 - 232 Caouette Crescent, Fort McMurray

MLS® #A2198280

\$169,888

4 Bedroom, 2.00 Bathroom, 1,421 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

AFFORDABLE, RENOVATED AND MOVE IN READY! NEW ECONOMIC LIFE With ALL THE RENOS (30 YEARS) FRESH PAINT THROUGHOUT and FRESHLY PAINTED FRONT AND REAR EXTERIOR DECKS, RETRO KITCHEN, UPDATED PLUMBING, LOTS OF PARKING, VAULTED CEILINGS AND MORE. Step inside this beautifully renovated home in Timberlea, next to Syncrude Athletic Sports park, trails, kids water park . Step inside to this spacious 1400+ home with large front foyer and mudroom that leads you to a open concept floor plan featuring a sunken living room with vaulted ceilings, updated laminate flooring throughout this no carpet home. The renovated kitchen features a super cool retro cabinetry, stainless steel appliances and lots of storage space. The Primary bedroom offers a 5 PC ENSUITE with double sinks, MASSIVE tub, and shower. There is a BONUS ROOM, great for a play room for the kids, or office or exercise room. At the front of the home there is 2 more bedrooms and FULL 4 pc BATHROOM. This home that is turn key and move in ready at a an AFFORDABLE PRICE, is complete with NEW LIGHT FIXTURES, UPDATED HOT WATER TANK, SEPARATE LAUNDRY ROOM, UPDATED PLUMBING AND IS FULLY HEAT TRACED UNDERNEATH. The exterior offers a fully fenced and landscaped yard with large front deck. This home has a NEW ECONOMIC REMAINING LIFE OF 30 YEARS. This will ensure a longer amortization



rate for your mortgage. Call today for your personal tour. Condo fees include, water, sewer, garbage pickup, snow removal and street cleaning and common area maintenance.

Built in 1984

Essential Information

MLS® #	A2198280
Price	\$169,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,421
Acres	0.11
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	232 Caouette Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2H9

Amenities

Amenities	Trash, Visitor Parking, Snow Removal
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Jetted Tub
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

Additional Information

Date Listed	March 1st, 2025
Days on Market	73
Zoning	RMH

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.