

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

MLS® #A2237703

**\$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, UPDATED CHIMENEY, UNPATED UNDER BELLY, 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® #         | A2237703     |
| 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      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Parking Pad                          |

**Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan |
|-------------------|-----------------------------------------------------------------------------|

|            |                                                  |
|------------|--------------------------------------------------|
| 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    | July 7th, 2025 |
| Days on Market | 38             |
| Zoning         | RMH            |

## Listing Details

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

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