

# \$179,500 - 197 Caouette Crescent, Fort McMurray

MLS® #A2239405

**\$179,500**

3 Bedroom, 1.00 Bathroom, 1,142 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

\*\*\*\*\* \$5,000 \*\*\*\*\* REBATE Offered by seller for improvements to the first buyer to offer on this property, offer expires 31 July, 2025. \*\*\*  
CALLING ALL BOYS & GALS WITH TOYS!

Perfect starter home! Looking for a 3 bedroom, 1 bath home? This home is priced to sell and is nestled around schools, Syncrude Park, bus routes, shopping and all amenities. A must to add to your shopping list, This one is sure to please the most discerning of buyers. Imagine cooking dinner for your family and entertaining them in your spacious living room or just hanging out on movie night. There 3 bedrooms that are great for the kids or guests.

Outside you will discover a huge deck / front porch to hang out for your summer BBQs. Enjoy a gardeners delight with apple tree and raspberry bushes! Need parking or RV storage? Look no further this lot can park up to 7 vehicles and is fenced in for the kids. The low condo fees include water, sewer, garbage, and maintenance for the common property (roads, underground services). Hot water tank replaced 2020. The exterior of the home has been updated over the last few years. There are 2 sheds for extra storage. ACT FAST! Call today and start packing!

Built in 1982

## Essential Information

MLS® # A2239405

Price \$179,500



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,142       |
| Acres          | 0.10        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 197 Caouette Crescent |
| Subdivision | Timberlea             |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9K2H9                |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | None       |
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Basement          | None                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Block           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 33              |
| Zoning         | RMH             |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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