

# **\$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	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	March 1st, 2025
Days on Market	114
Zoning	RMH

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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