



THE
A-TEAM

**RE/MAX
FIRST**

110 CALDWELL Crescent, Fort McMurray T9K 1G2

MLS®#: **A2112883**

Area: **Thickwood**

Listing Date: **03/06/24**

List Price: **\$257,600**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$7k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Lot Sz Ar:

3,853 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

939

Low Sqft:

Ttl Sqft:

939

DOM

71

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

Bungalow,Side by Side

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

See Remarks

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

Room

4pc Bathroom

Living Room

Kitchen

Bedroom - Primary

Bedroom

Kitchen

2pc Ensuite bath

Level

Main

Main

Main

Main

Basement

Basement

Basement

Dimensions

13`2" x 12`0"

7`4" x 8`0"

10`7" x 13`4"

10`9" x 21`0"

12`2" x 9`8"

Room

4pc Ensuite bath

Dining Room

4pc Bathroom

Bedroom

Family Room

Bedroom

Level

Basement

Main

Main

Main

Basement

Main

Dimensions

12`0" x 11`9"

8`5" x 9`10"

10`8" x 14`2"

10`7" x 8`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

7921223

Remarks

Pub Rmks:

CALLING ALL SAVVY BUYERS and INVESTORS! This is a PRIME OPPORTUNITY to OWN a RARE Find. Welcome to 110 Caldwell Crescent, Inside you will find 4 bedrooms, 2.5 Baths, 2 kitchens and 2 family rooms. Separate Entrance to basement and lots of parking. ACT FAST this deal with fly by like the wind! Catch it before it's gone ! Nestled near schools, shopping, bus route, birchwood trails and all amenities. property is sold as is where is without any seller's warranties and representations. Call now.

Inclusions:

all sold as is where is if existing per schedule A

Property Listed By:

RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





