



THE
A-TEAM

**RE/MAX
FIRST**

112 CALDWELL Crescent, Fort McMurray T9K 1G2

MLS® #: **A2112912**

Area: **Thickwood**

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

List Price: **\$264,040**

Status: **Active**

County: **Wood Buffalo**

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

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

943

Year Built:

1979

Low Sqft:

943

Lot Information

Lot Sz Ar:

3,853 sqft

Ttl Sqft:

943

Lot Shape:

DOM

71

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

Bungalow, Side by Side

Parking

Ttl Park:

3

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

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|-----------------|----------------------|-------------------------|-----------------|----------------------|
| 4pc Bathroom | Main | | 4pc Ensuite bath | Basement | |
| Living Room | Main | 13`2" x 12`0" | Dining Room | Main | 12`0" x 11`9" |
| Kitchen | Main | 7`4" x 8`0" | 4pc Bathroom | Main | |
| Bedroom - Primary | Main | 10`7" x 13`4" | Bedroom | Main | 8`5" x 9`10" |
| Bedroom | Basement | 10`9" x 21`0" | Family Room | Basement | 10`8" x 14`2" |
| Kitchen | Basement | 12`2" x 9`8" | Bedroom | Main | 10`7" x 8`0" |
| 2pc Ensuite bath | Basement | | | | |

Title:
Fee Simple

Zoning:
R2

Legal Desc: **7921223**

Remarks

Pub Rmks: **CALLING ALL SAVVY BUYERS and INVESTORS! This is a PRIME OPPORTUNITY to OWN a RARE Find. Welcome to 112 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: **n/a**
Property Listed By: **RE/MAX FORT MCMURRAY**

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





