



THE
A-TEAM

**RE/MAX
FIRST**

164 CAQUETTE Crescent, Fort McMurray T9K 2H5

MLS®#: **A2116528**

Area: **Timberlea**

Listing Date: **03/25/24**

List Price: **\$249,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1996

Lot Information

Finished Floor Area

Abv Sqft:

1,207

Low Sqft:

Ttl Sqft:

1,207

Lot Sz Ar:

4,167 sqft

Lot Shape:

DOM

46

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

See Remarks

Int Feat:

Closet Organizers,No Animal Home,Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`11" x 14`9"
4pc Bathroom	Main	5`0" x 8`5"
4pc Ensuite bath	Main	5`0" x 8`5"
Bedroom	Main	8`8" x 10`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`0" x 14`9"
Bedroom - Primary	Main	11`9" x 14`9"
Laundry	Main	7`6" x 10`4"
Bedroom	Main	8`3" x 14`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$270

Fee Simple

RMH

Fee Freq:

Monthly

Legal Desc:

9622660

Remarks

Pub Rmks:

Completely renovated property inside & out, welcome to 164 Caouette Crescent! This property has been updated throughout the interior in late 2018, new bathroom vanities, luxury vinyl + new kitchen! Your kitchen offers modern flat cabinetry, ample counter space, + island for additional meal prep + 5 appliances. Vinyl flooring spanning the living room & kitchen areas. You have a separate laundry/storage room just steps away from the kitchen. The primary suite is located at the rear of home, complete with a 4 piece ensuite & walk-in closet. 2 additional bedrooms + another 4 piece bathroom are located at the opposite end of the home. The exterior was upgraded in 2020 with new shingles & dark vinyl siding. Huge deck expanding almost the length of the home + you have a gazebo & designated BBQ area, perfect for entertaining! + you have 2 storage sheds. This home also received a new hot water tank in 2017 & features Air Conditioning! Driveway large enough for 2 vehicles comfortably. There is a playground just steps away + the bus stop across the street. This home has been meticulously taken care of, it is a must see! Call to view today!

Inclusions:

Window Coverings, Refrigerator, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Living room TV with Mtg bracket, Master bedroom TV w/mounting bracket, spare bedroom TV w/mounting bracket, Air Conditioner, Shed x 2, Gazebo, Door Code.

Property Listed By:

COLDWELL BANKER UNITED

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





164 Caouette Crescent, Fort McMurray, AB

Main Floor Exterior Area 1207 sq ft
Interior Area 1108 sq ft



0 6 12 ft

PREPARED: 2024/03/24

White regions are included from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





