



THE
A-TEAM

**RE/MAX
FIRST**

141 CALDWELL Crescent, Fort McMurray T9K 1G4

MLS®#: **A2116634**

Area: **Thickwood**

Listing Date: **03/21/24**

List Price: **\$474,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Finished Floor Area

Abv Sqft:

1,243

Low Sqft:

Lot Sz Ar:

6,770 sqft

Ttl Sqft:

1,243

Lot Shape:

DOM

54

Layout

Beds:

3 (2 1)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

5

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Landscaped

Heated Garage,RV Access/Parking,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Refrigerator,Washer

Int Feat:

Laminate Counters

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Kitchen

Game Room

3pc Bathroom

Level

Main

Main

Main

Basement

Basement

Dimensions

10`4" x 12`1"

11`4" x 8`5"

21`9" x 16`9"

Room

Bedroom - Primary

Living Room

Dining Room

Bedroom

2pc Bathroom

Level

Main

Main

Main

Basement

Main

Dimensions

10`9" x 21`8"

13`6" x 15`2"

11`9" x 9`8"

10`9" x 11`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7921223

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 141 Caldwell Crescent - a fully developed bi-level with a Detached Garage and RV Parking capabilities!!! Located in a quiet, family friendly cut-de-sac, you are minutes away from the Birchwood Trails! This home is MOVE IN ready with renovations throughout, including an updated kitchen, flooring, bathrooms, exterior siding, and much more! The main floor offers a roomy living room, designated dining room, 2 sizeable bedrooms and a full bathroom. The kitchen is light and bright with ample cabinetry and counter space, coffee nook, room for a kitchen island and access to the deck and fully landscaped backyard oasis! The Basement provides you with all the additional recreational space you need including a additional bedrooms and another beautifully renovated bathroom. Lots of room for cars and toys in the elongated driveway which is suitable for RV parking. You can also park in the detached, heated garage. Call to book your showing today!!

Inclusions:

Refrigerator, Stove, Hoodrange, Microwave, Dishwasher, Washer, Dryer, All Existing Window Coverings, A/C unit, White Detached Shed, Grey Detached Shed, Fridge In Basement, car tent

Property Listed By:

EXP REALTY

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









