



THE
A-TEAM

**RE/MAX
FIRST**

188 CAQUETTE Crescent, Fort McMurray T9K 2H9

MLS®#: **A2118150**

Area: **Timberlea**

Listing Date: **03/29/24**

List Price: **\$259,900**

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

Lot Sz Ar:

4,722 sqft

Lot Shape:

Abv Sqft:

1,211

Low Sqft:

Ttl Sqft:

1,211

DOM

51

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Standard Shaped Lot

Parking Pad,RV Access/Parking,RV Gated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Block

Kitchen Appl:

Central Air Conditioner,Dishwasher,Freezer,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Jetted Tub,Laminate Counters,Open Floorplan,Skylight(s),Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-------------|-----------------------|
| 4pc Bathroom | Main | 8`0" x 5`0" |
| Bedroom | Main | 10`10" x 7`11" |
| Dining Room | Main | 6`11" x 10`6" |
| Kitchen | Main | 7`9" x 18`9" |
| Living Room | Main | 14`8" x 14`8" |

| Room | Level | Dimensions |
|--------------------------|-------------|-----------------------|
| 4pc Ensuite bath | Main | 9`6" x 5`11" |
| Bedroom | Main | 14`9" x 9`9" |
| Foyer | Main | 6`6" x 11`11" |
| Laundry | Main | 8`10" x 7`10" |
| Bedroom - Primary | Main | 14`10" x 13`0" |

Legal/Tax/Financial

| | | | | |
|-------------|---------|------------|--|---------|
| Condo Fee: | | Title: | | Zoning: |
| \$270 | | Fee Simple | | RMH |
| | | Fee Freq: | | |
| | | Monthly | | |
| Legal Desc: | 9622660 | | | |
| | | Remarks | | |

| | |
|---------------------|---|
| Pub Rmks: | <p>Welcome to 188 Caouette Crescent, a meticulously updated detached home boasting a modern aesthetic and turnkey condition. Situated on a large fully fenced lot, this residence offers stress-free home ownership with a long list of recent upgrades, including New Shingles (2019), New Skylights (2024), a New Back Deck with a built-in Hot Tub (2020), and a New Hot Water Tank (2023). As you arrive, you'll appreciate the expansive front driveway providing parking for four vehicles. An RV gate offers additional parking options, with a concrete pad underneath the deck for recreational storage if desired. Step inside to discover a bright and welcoming main living space adorned with New Luxury Vinyl Plank Floors (2019) and neutral paint on the walls. The living room features a cozy natural gas fireplace and a rustic feature wall, creating a warm ambiance. The spacious kitchen and dining area offer ample counter and storage space, with a charming farmhouse-inspired chandelier illuminating the dining table. New skylights flood the space with natural light, while a new exterior door seamlessly connects the indoor and outdoor areas, ideal for entertaining. The primary bedroom, nestled at the back of the home, boasts a walk-in closet and an updated ensuite bathroom with a luxurious jetted soaker tub, updated vanity, and lighting fixtures. Two additional bedrooms and another four-piece bathroom complete the layout, providing comfortable accommodation for the whole family. Outside, the expansive deck extends along the length of the home, providing plenty of space for outdoor relaxation and entertainment. The spacious yard offers room for a trampoline, play structure, and two sheds, with an apple tree in the front adding seasonal charm. This home can come fully furnished, offering the ultimate convenience for new homeowners. Don't miss your chance to experience stress-free living—schedule your private tour today!</p> |
| Inclusions: | Sheds x2, hot tub, stand up freezer, play structure, furniture negotiable. |
| Property Listed By: | The Agency North Central Alberta |

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











