



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**232 CAQUETTE Crescent, Fort McMurray T9K 2H9**

MLS® #: **A2122456**

Area: **Timberlea**

Listing Date: **04/12/24**

List Price: **\$199,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1984**

Lot Information

Lot Sz Ar:

**4,890 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,421**

Low Sqft:

Ttl Sqft:

**1,421**

DOM

**20**

Layout

Beds:

**4 (4 )**

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,Natural Gas**

Sewer:

Ext Feat:

**Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Other**

Kitchen Appl:

**Dishwasher,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Open Floorplan**

Utilities:

Room Information

Room

**4pc Ensuite bath**

**Bedroom - Primary**

**Bedroom**

Level

**Main**

**Main**

**Main**

Dimensions

**0`0" x 0`0"**

**12`4" x 12`3"**

**11`3" x 11`10"**

Room

**4pc Bathroom**

**Bedroom**

**Bedroom**

Level

**Main**

**Main**

**Main**

Dimensions

**12`4" x 12`3"**

**11`11" x 8`5"**

Legal/Tax/Financial

Condo Fee:  
**\$270**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH**

Legal Desc: **9622660**

Remarks

Pub Rmks: **FRESH PAINT THROUGHOUT and FRESHLY PAINTED FRONT AND REAR EXTERIOR DECKS, RETRO KITCHEN, UPDATED PLUMBING, SELLERS HAVE INVESTED ANOTHER \$30,000 IN REPLACING THE ENTIRE UNDERNEATH OF THE HOME, LOTS OF PARKING, VAULTED CEILINGS AND MORE. Step inside this beautifully renovated home in Timberlea, next to Syncrude Athletic Sports Park, trails, kids water park. Step inside to this spacious 1400+ home with large front foyer and mudroom that leads you to an open concept floor plan featuring a sunken living room with vaulted ceilings, updated laminate flooring throughout this no carpet home. The renovated kitchen features super cool retro cabinetry, stainless steel appliances and lots of storage space. The Primary bedroom offers a 5 PC ENSUITE with double sinks, MASSIVE tub, and shower. There is a BONUS ROOM, great for a playroom for the kids, or office or exercise room. At the front of the home there are 2 more bedrooms and FULL 4 pc BATHROOM. This home that is turn-key and move-in ready at an AFFORDABLE PRICE, is complete with NEW LIGHT FIXTURES, UPDATED HOT WATER TANK, SEPARATE LAUNDRY ROOM, UPDATED PLUMBING AND IS FULLY HEAT TRACED UNDERNEATH. The exterior offers a fully fenced and landscaped yard with large front deck. This home has a NEW ECONOMIC REMAINING LIFE OF 30 YEARS. This will ensure a longer amortization rate for your mortgage. Call today for your personal tour. Condo fees of \$270.00 include water, sewer, garbage pickup, snow removal and street cleaning and common area maintenance.**

Inclusions: **Fridge, stove, dishwasher, washer, dryer**  
Property Listed By: **COLDWELL BANKER UNITED**

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















