



THE
A-TEAM

**RE/MAX
FIRST**

264 CAOQUETTE Crescent, Fort McMurray T9K 2H9

MLS®#: **A2124582**

Area: **Timberlea**

Listing Date: **04/19/24**

List Price: **\$234,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Finished Floor Area

Abv Sqft:

2,117

Low Sqft:

Lot Sz Ar:

4,710 sqft

Ttl Sqft:

2,117

Lot Shape:

DOM

30

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

Modular Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Front Yard,Standard Shaped Lot,Street Lighting
Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Carpet,Tile,Wood

Water Source:

Fnd/Bsmt:

Pillar/Post/Pier

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer

Int Feat:

Breakfast Bar,Jetted Tub,Pantry,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`9" x 14`1"	Kitchen	Main	18`9" x 21`2"
Laundry	Main	7`3" x 8`9"	Bonus Room	Main	6`6" x 23`6"
Bedroom - Primary	Main	25`9" x 15`4"	3pc Ensuite bath	Main	9`1" x 5`2"
Bedroom	Main	12`9" x 16`10"	4pc Ensuite bath	Main	5`6" x 16`10"
Bedroom	Main	10`11" x 9`2"	4pc Bathroom	Main	5`1" x 8`0"
Bedroom	Main	13`2" x 10`4"			

Legal/Tax/Financial

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks:

Welcome to 264 Caouette Crescent, where comfort and convenience meet in this spacious family home. With 4 bedrooms and 3 full baths, there's ample space for your growing family. Step inside to find a welcoming entryway complete with a closet for easy organization. The living room boasts large windows that flood the space with natural light, and a cozy corner gas fireplace adds to the inviting atmosphere. In the kitchen, you'll discover a breakfast bar, track lighting, and a spacious pantry, making meal prep a breeze. Adjacent to the kitchen, the laundry room provides access to a 6' x 23' bonus room with a separate entrance, offering versatility and extra space for various needs. The primary bedroom is a retreat of its own, featuring a 3-piece ensuite and a sizeable closet. Another bedroom on this side of the home has its own 4-piece ensuite and walk-in closet. Two additional generous-sized bedrooms towards the front of the home, each with its own walk-in closet, share a convenient 4-piece main bathroom. Outside, a spacious deck awaits for outdoor enjoyment, while a driveway out front provides convenient parking. Located across from Syncrude Athletic Park and surrounded by various amenities, this property offers the perfect blend of comfort and accessibility. Don't miss out on this amazing opportunity to own this home that has tons of potential. Check out the photos, floor plan and 3D tour, and call today to book your personal viewing.

Inclusions:
Property Listed By:

As is, where is.
ROYAL LEPAGE BENCHMARK

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





