



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**145 CAQUETTE Crescent, Fort McMurray T9K2H5**

MLS® #: **A2131210**      Area: **Timberlea**      Listing Date: **05/13/24**      List Price: **\$297,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **+\$10k, 13-May**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **4,327 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,507**  
 Low Sqft:  
 Ttl Sqft: **1,507**

DOM

**126**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.0 (2 0)**  
 Style: **Mobile**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Street Lighting,Rectangular Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 8`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 13`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 10`2"</b>

<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 10`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 10`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`1" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`8" x 14`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 12`11"</b>

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
<b>\$270</b>	<b>Fee Simple</b>	<b>RMH</b>
	Fee Freq:	
	<b>Monthly</b>	

Legal Desc: **9622660**

Remarks

Pub Rmks: **145 Caouette Crescent welcomes you! This 4 Bedroom, 2 bath home is located in a prime location close to Schools and the Syncrude Athletic Park with an aquatic park, skate park, playground, ball diamonds and outdoor rink. This property features an open concept layout, with a spacious living room, featuring a natural gas fireplace and superior window design, with privacy in mind. This oversized Livingroom seamlessly flows into the dining and kitchen area, which boasts stainless steel appliances , ample storage and counter space. Perfect for entertaining and making great family memories. With 3 additional bedrooms this home provides plenty of space for a growing family or guests. The Primary bedroom with its own ensuite and walk in closet is located at the opposite end of the home, providing plenty of privacy for relaxation at the end of a busy day. In addition to the fantastic amenities within Syncrude Athletic Park, the close proximity to schools ensures a short commute for students, making it an ideal choice for families with children. Another highlight of this property is the great size yard with plenty of room to host BBQ's and for the littles and/ or puppies to run and play. With enough room lo build that shed/workshop you've been dreaming of. So stop dreaming and book your viewing today !**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, blinds and valances.**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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