



THE
A-TEAM

**RE/MAX
FIRST**

161 CALDWELL Crescent, Fort McMurray T9K 1G4

MLS®#: **A2139664**

Area: **Thickwood**

Listing Date: **06/14/24**

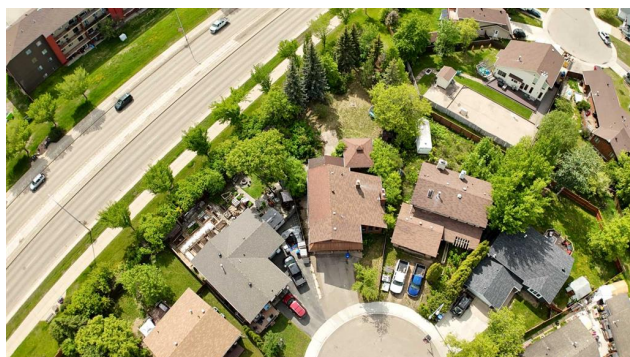
List Price: **\$435,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Lot Sz Ar:

11,517 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,253

Low Sqft:

Ttl Sqft:

2,253

DOM

94

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Lawn,Landscaped,Many Trees,Pie Shaped Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,Boiler**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

None

Int Feat:

Jetted Tub,Vaulted Ceiling(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	
Dining Room	Main	11`2" x 14`5"
Kitchen	Main	15`10" x 9`3"
Mud Room	Main	12`7" x 5`5"
5pc Ensuite bath	Second	
Bedroom	Second	12`6" x 9`6"
Bedroom - Primary	Second	15`9" x 21`10"
Other	Basement	9`7" x 8`4"
Game Room	Basement	9`8" x 27`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	10`11" x 9`8"
Family Room	Main	17`1" x 15`4"
Living Room	Main	18`7" x 19`2"
4pc Bathroom	Second	
Bedroom	Second	9`2" x 9`7"
Office	Second	7`5" x 9`3"
3pc Bathroom	Basement	
Bedroom	Basement	16`11" x 15`11"
Laundry	Basement	9`8" x 8`8"

