

161 CALDWELL Crescent, Fort McMurray T9K 1G4

MLS®	#: A2139664	Area:	Thickwood	Listing	06/14/24	List Price: \$435,000
Status	Active	County:	Wood Buffalo	Date: Change:	-\$15k, 09-Sep	Association: Fort McMurray



eral Information				DOM		
Type:	Residential			94		
Type:	Detached			Layout		
/Town:	Fort McMurray	Finished Floor Ar	ea	Beds:	4 (3 1)	
r Built:	1981	Abv Sqft:	2,253	Baths:	3.5 (3 1)	
Information		Low Sqft:		Style:	2 Storey	
Sz Ar:	11,517 sqft	Ttl Sqft:	2,253			
Shape:				Parking		
				Ttl Park:	4	
				Garage Sz:	2	
ess:				-		
Feat: K Feat:	Back Yard,Lawn,L Double Garage At	• • •	rees,Pie Shaped Lot			

Utilities and Features

Roof:	Asphalt Shingle	Construction:
Heating:	Baseboard,Boiler	Vinyl Siding,Wood Frame
Sewer:		Flooring:
Ext Feat:	Private Yard	Carpet,Ceramic Tile,Laminate
		Water Source:
		Fnd/Bsmt:
		Poured Concrete
Kitchen Appl:	None	

Int Feat: Utilities: Jetted Tub,Vaulted Ceiling(s)

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Breakfast Nook	Main	10`11" x 9`8"
Dining Room	Main	11`2" x 14`5"	Family Room	Main	17`1" x 15`4"
Kitchen	Main	15`10" x 9`3"	Living Room	Main	18`7" x 19`2"
Mud Room	Main	12`7" x 5`5"	4pc Bathroom	Second	
5pc Ensuite bath	Second		Bedroom	Second	9`2" x 9`7"
Bedroom	Second	12`6" x 9`6"	Office	Second	7`5" x 9`3"
Bedroom - Primary	Second	15`9" x 21`10"	3pc Bathroom	Basement	
Other	Basement	9`7" x 8`4"	Bedroom	Basement	16`11" x 15`11"
Game Room	Basement	9`8" x 27`7"	Laundry	Basement	9`8" x 8`8"

Legal/Tax/Financial					
Title:	Zoning:				
Fee Simple	R1				
Legal Desc: 7921223					
	Remarks				
Pub Rmks:	Character home! There aren't many homes that qualify as this description. When you walk in there is a grand entrance to the home as the living room is open to the second floor. There is 2253 sq ft on the main and upper floors of the home. The bones of the home are fantastic. The door are solid oak. They don't build homes like this any more! There is formal and casual dining space. The family room is off the back of the home to tons of windows to view the over 11,000 sq ft. Currently over grown and in need of someone who has a vision to make this yard beautiful. There are huge beautiful trees that are creating some amazing privacy. There is also an outdoor 3 season covered patio too. There is so much potential with this home. Are you looking for a project and have a vision and budget to make this home shine? Some other bonuses is the massive primary bedroom with walk in closet, and ensuite with corner jetted tub, stand up shower and dual sinks. Upstairs there are 3 bedrooms plus a den or perfect kids play room. Be sure to check out the professional photos, 360 tour and detailed floor plans where you can see where every sink and shower is in the home. Property being sold as is where is on possession. Offers will be reviewed starting June 21st 2024. With some elbow grease, this home could shine.				
Inclusions: Property Listed By:	no chattels as is where is on possession RE/MAX FORT MCMURRAY				

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