



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**257 CAQUETTE Crescent, Fort McMurray T9K 2J1**

MLS® #: **A2144961**      Area: **Timberlea**      Listing Date: **06/24/24**      List Price: **\$199,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1985**  
Lot Information  
 Lot Sz Ar: **4,409 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,518**  
 Low Sqft:  
 Ttl Sqft: **1,518**

DOM

**84**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Mobile**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Driveway, Off Street**

Utilities and Features

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

Construction: **See Remarks**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Block**

Kitchen Appl: **See Remarks**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 16`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 8`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`11" x 7`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 13`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 9`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`11" x 11`5"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`4" x 11`2"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$290**

**Fee Simple**

**RMH**

Fee Freq:

**Monthly**

Legal Desc:

**9622660**

Remarks

Pub Rmks:

**WOW! FANTASTIC home is PERFECT STARTER Property for the savvy buyer! Beautiful kitchen, mud room as you enter, and surrounded with laminate flooring, 3 bedrooms, 1 full bathroom, and a big shed out back! Great size yard for the kids or pets, and close to schools, shopping and bus route. Call Now to view! property sold as is where is without any seller's warranties or representations.**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX FORT MCMURRAY**

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