



THE
A-TEAM

**RE/MAX
FIRST**

112 CAQUETTE Crescent, Fort McMurray T9K2H5

MLS® #: **A2155742**

Area: **Timberlea**

Listing Date: **08/08/24**

List Price: **\$110,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1982

Lot Information

Finished Floor Area

Lot Sz Ar:

4,198 sqft

Lot Shape:

Abv Sqft:

1,143

Low Sqft:

Ttl Sqft:

1,143

DOM

297

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Landscaped,Lawn,Rectangular Lot
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

None

Int Feat:

Laminate Counters,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main		4pc Bathroom	Main	
Bedroom	Main	7`10" x 10`9"	Bedroom	Main	9`10" x 9`5"
Dining Room	Main	7`10" x 9`5"	Kitchen	Main	13`2" x 15`0"
Laundry	Main	5`0" x 7`8"	Living Room	Main	13`2" x 13`3"
Storage	Main	7`10" x 7`6"	Bedroom - Primary	Main	13`2" x 10`2"

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks: **Handy man special. with a little TLC, this mobile could shine again. The updated kitchen has pull out drawers in the pantry. It's a great use of space. There is no carpet to make it easy to keep clean. The addition provides more storage in the home. check out the 360 tour. Check out the detailed floor plans. Property is being sold as is where is.**

Inclusions:
Property Listed By: **no chattels as is where is on possession
RE/MAX Connect**

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







