



THE
A-TEAM

**RE/MAX
FIRST**

161 CALDWELL Crescent, Fort McMurray T9K 1G4

MLS®#: **A2172362**

Area: **Thickwood**

Listing Date: **10/15/24**

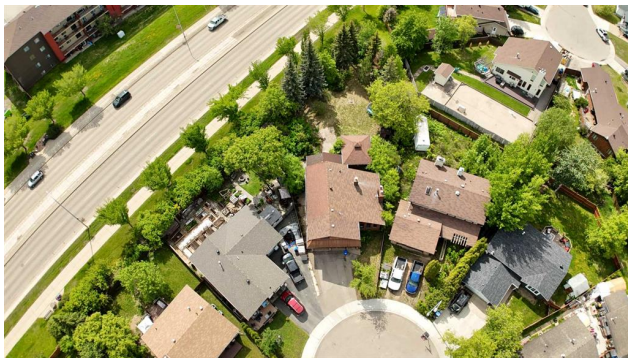
List Price: **\$410,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray**
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

2
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Many Trees,Pie Shaped Lot**
Park Feat: **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

Room	Level	Dimensions
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"

Room	Level	Dimensions
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"

Title:
Fee Simple
 Legal Desc:

Zoning:
R1

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: **n/a chattels as is where is on possession**
 Property Listed By: **RE/MAX FORT MCMURRAY**

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

