



THE
A-TEAM

**RE/MAX
FIRST**

133 CAQUETTE Crescent, Fort McMurray T9K 2G5

MLS® #: **A2179004**

Area: **Timberlea**

Listing Date: **11/25/24**

List Price: **\$214,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 18-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**
Lot Information
Lot Sz Ar: **6,037 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,430**
Low Sqft:
Ttl Sqft: **1,430**

DOM

35
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Lawn, Landscaped**
Park Feat: **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, Pantry, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	12`3" x 8`6"
Dinette	Main	12`1" x 10`9"
Laundry	Main	7`4" x 9`10"
Bedroom - Primary	Main	13`2" x 12`5"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Bedroom	Main	13`2" x 10`1"
Kitchen	Main	11`2" x 21`2"
Living Room	Main	18`8" x 14`0"

Condo Fee:
\$280

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

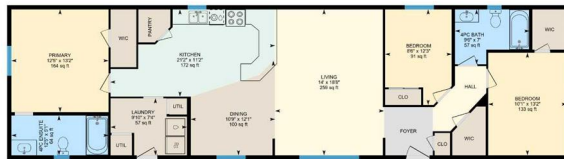
Pub Rmks: **Drive through heated Garage! Great for storing toys! There is room in behind the garage for more storage. There is another shed as well. With a minimal amount of TLC, this home will shine again. Some unique features in the home :2 of the bedrooms have a walk in closet. There are two closets at the front door and one of those is a walk in closet so great for storage. The walk in pantry can help you keep mini appliances off the counter tops and provide more storage. The big window in the living room will provide tons of morning light into the property. Some new flooring and this property will pop! Property is being sold as is where is on possession.**

Inclusions: **no 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

133 Caouette Crescent, Fort McMurray, AB

Main Floor: Exterior Area 1432.04 sq ft
 Interior Area 1332.19 sq ft



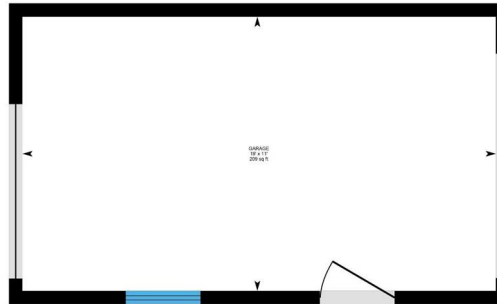
PREPARED: 2024/11/11



While reports are excluded from total floor area in OUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Detached Garage: Excluded Area 242.56 sq ft



PREPARED: 2024/11/11



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