



THE
A-TEAM

**RE/MAX
FIRST**

257 CAQUETTE Crescent, Fort McMurray T9K 2J1

MLS® #: **A2184483**

Area: **Timberlea**

Listing Date: **12/23/24**

List Price: **\$180,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1985**

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

DOM

43
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Mobile**

Lot Information

Lot Sz Ar: **4,409 sqft**
Lot Shape:

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
Living Room	Main	14`11" x 16`11"
Dining Room	Main	14`11" x 7`11"
Bedroom	Main	11`8" x 9`5"
5pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	15`0" x 8`6"
Bedroom	Main	9`5" x 13`10"
Bedroom - Primary	Main	14`11" x 11`5"
Laundry	Main	9`4" x 11`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$330

Fee Simple
Fee Freq:
Monthly

RMH

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 Connect**

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





