



THE
A-TEAM

**RE/MAX
FIRST**

188 CAQUETTE Crescent, Fort McMurray T9K 2H9

MLS®#: **A2185055**

Area: **Timberlea**

Listing Date: **01/03/25**

List Price: **\$244,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1996**

Finished Floor Area
Abv Sqft: **1,211**
Low Sqft:
Ttl Sqft: **1,211**

DOM

17
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Lot Information

Lot Sz Ar: **4,722 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Yard,Landscaped,Standard Shaped Lot**
Park Feat: **Parking Pad,RV Access/Parking,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Freezer,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Jetted Tub,Laminate Counters,Open Floorplan,Skylight(s),Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	26`3" x 16`5"
Bedroom	Main	35`6" x 26`0"
Dining Room	Main	22`8" x 34`5"
Kitchen	Main	25`5" x 61`6"
Living Room	Main	48`2" x 48`2"

Room	Level	Dimensions
4pc Ensuite bath	Main	31`2" x 19`5"
Bedroom	Main	48`5" x 32`0"
Foyer	Main	21`4" x 39`1"
Laundry	Main	29`0" x 25`8"
Bedroom - Primary	Main	48`8" x 42`8"

Legal/Tax/Financial

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks: **Welcome to 188 Caouette Crescent, a meticulously updated detached home boasting a modern aesthetic and turnkey condition. Situated on a large fully fenced lot, this residence offers stress-free home ownership with a long list of recent upgrades, including New Shingles (2019), New Skylights (2024), a New Back Deck with a built-in Hot Tub (2020), and a New Hot Water Tank (2023). As you arrive, you'll appreciate the expansive front driveway providing parking for four vehicles. An RV gate offers additional parking options, with a concrete pad underneath the deck for recreational storage if desired. Step inside to discover a bright and welcoming main living space adorned with New Luxury Vinyl Plank Floors (2019) and neutral paint on the walls. The living room features a cozy natural gas fireplace and a rustic feature wall, creating a warm ambiance. The spacious kitchen and dining area offer ample counter and storage space, with a charming farmhouse-inspired chandelier illuminating the dining table. New skylights flood the space with natural light, while a new exterior door seamlessly connects the indoor and outdoor areas, ideal for entertaining. The primary bedroom, nestled at the back of the home, boasts a walk-in closet and an updated ensuite bathroom with a luxurious jetted soaker tub, updated vanity, and lighting fixtures. Two additional bedrooms and another four-piece bathroom complete the layout, providing comfortable accommodation for the whole family. Outside, the expansive deck extends along the length of the home, providing plenty of space for outdoor relaxation and entertainment. The spacious yard offers room for a trampoline, play structure, and two sheds, with an apple tree in the front adding seasonal charm. This home can come fully furnished, offering the ultimate convenience for new homeowners. Don't miss your chance to experience stress-free living—schedule your private tour today!**

Inclusions: **Sheds x2, hot tub, stand up freezer, play structure, furniture negotiable.**
Property Listed By: **The Agency North Central Alberta**

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









