



THE
A-TEAM

**RE/MAX
FIRST**

252 CAQUETTE Crescent, Fort McMurray T9K 2H9

MLS®#: **A2185557**

Area: **Timberlea**

Listing Date: **01/06/25**

List Price: **\$139,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1984**

Finished Floor Area
Abv Sqft: **1,265**
Low Sqft:
Ttl Sqft: **1,265**

DOM

14
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Mobile**

Lot Information

Lot Sz Ar: **4,628 sqft**
Lot Shape:

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, Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Pillar/Post/Pier**

Kitchen Appl: **Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`5" x 5`0"	Bedroom	Main	11`11" x 9`11"
Bonus Room	Main	7`10" x 13`10"	Dining Room	Main	15`3" x 7`7"
Foyer	Main	7`5" x 11`3"	Kitchen	Main	12`5" x 8`6"
Laundry	Main	5`7" x 7`4"	Living Room	Main	15`2" x 14`0"
Bedroom - Primary	Main	15`4" x 13`4"			

Legal/Tax/Financial

Condo Fee:
\$270

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks: **Welcome to this charming 2-bedroom mobile home in the heart of Timberlea! This home boasts a spacious open-concept living room, ideal for entertaining or relaxing. The new windows (2018) fill the space with natural light. while the exterior was upgraded with new siding in 2018, giving the home a fresh, modern look. Say goodbye to carpet—this home features newer flooring (2018) throughout, offering a clean and contemporary feel. Step outside to enjoy the nice-sized fenced yard, perfect for pets, kids, or gardening, complete with a storage shed for all your outdoor essentials. Conveniently located close to schools, parks, and amenities, this home is ready for you to move in and enjoy! Don't miss this fantastic opportunity! Best of all, this is one of the most affordable homes in Timberlea CALL TODAY FOR YOUR PERSONAL SHOWING**

Inclusions:
Property Listed By: **PORTABLE A/C UNITS X3/ SHED/ TENT SHED
EXP REALTY**

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





