



THE
A-TEAM

**RE/MAX
FIRST**

232 CAQUETTE Crescent, Fort McMurray T9K 2H9

MLS®#: **A2198280**

Area: **Timberlea**

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

List Price: **\$179,888**

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

Lot Information

Lot Sz Ar:

4,890 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,421

Low Sqft:

Ttl Sqft:

1,421

DOM

71

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Other

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Open Floorplan

Utilities:

Room Information

Room

4pc Ensuite bath

Bedroom - Primary

Bedroom

Level

Main

Main

Main

Dimensions

0`0" x 0`0"

12`4" x 12`3"

11`3" x 11`10"

Room

4pc Bathroom

Bedroom

Bedroom

Level

Main

Main

Main

Dimensions

12`4" x 12`3"

11`11" x 8`5"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks: **AFFORDABLE, RENOVATED AND MOVE IN READY! NEW ECONOMIC LIFE With ALL THE RENOS (30 YEARS) FRESH PAINT THROUGHOUT and FRESHLY PAINTED FRONT AND REAR EXTERIOR DECKS, RETRO KITCHEN, UPDATED PLUMBING, LOTS OF PARKING, VAULTED CEILINGS AND MORE. Step inside this beautifully renovated home in Timberlea, next to Syncrude Athletic Sports park, trails, kids water park . Step inside to this spacious 1400+ home with large front foyer and mudroom that leads you to a open concept floor plan featuring a sunken living room with vaulted ceilings, updated laminate flooring throughout this no carpet home. The renovated kitchen features a super cool retro cabinetry, stainless steel appliances and lots of storage space. The Primary bedroom offers a 5 PC ENSUITE with double sinks, MASSIVE tub, and shower. There is a BONUS ROOM, great for a play room for the kids, or office or exercise room. At the front of the home there is 2 more bedrooms and FULL 4 pc BATHROOM. This home that is turn key and move in ready at an AFFORDABLE PRICE, is complete with NEW LIGHT FIXTURES, UPDATED HOT WATER TANK, SEPARATE LAUNDRY ROOM, UPDATED PLUMBING AND IS FULLY HEAT TRACED UNDERNEATH. The exterior offers a fully fenced and landscaped yard with large front deck. This home has a NEW ECONOMIC REMAINING LIFE OF 30 YEARS. This will ensure a longer amortization rate for your mortgage. Call today for your personal tour. Condo fees include, water, sewer, garbage pickup, snow removal and street cleaning and common area maintenance.**

Inclusions: **Fridge, stove, dishwasher, washer, dryer**

Property Listed By: **COLDWELL BANKER UNITED**

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











