



THE
A-TEAM

**RE/MAX
FIRST**

173 CAQUETTE Crescent, Fort McMurray T9K 2H9

MLS® #: **A2231745**

Area: **Timberlea**

Listing Date: **06/20/25**

List Price: **\$110,000**

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: **4,862 sqft**
Lot Shape: **43.00X106.00**

Finished Floor Area

Abv Sqft: **1,456**
Low Sqft:
Ttl Sqft: **1,456**

DOM

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

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Cleared,Landscaped,Level,Standard Shaped Lot Driveway,Off Street

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Sewer**
Ext Feat: **None**

Construction: **Manufactured Floor Joist,See Remarks,Shingle Siding,Wood Frame**
Flooring: **Laminate,Linoleum**
Water Source: **Public**
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities: **Cable Available,Electricity Available,Natural Gas Available,Fiber Optics Available,Garbage Collection,High Speed Internet Available,Phone Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	11`0" x 10`0"	Bedroom	Main	11`0" x 17`0"
Bedroom - Primary	Main	14`7" x 11`7"	4pc Bathroom	Main	
Bedroom	Main	14`7" x 11`7"	Living Room	Main	14`7" x 15`0"
Kitchen	Main	14`7" x 15`7"	4pc Bathroom	Main	
Laundry	Main				

Condo Fee:
\$335

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH

Legal Desc: **9622660**

Remarks

Pub Rmks: **Excellent three bedroom starter home that offers very affordable monthly living. Approximately 1,000 to 1200 a month depending on down payment. The third bedroom is an addition with its own rec room for a possible tenant?? The layout of the mobile home has a four-piece bathroom at each end. The kitchen is very spacious with french glass doors opening to the deck. Master bedroom has owned unsweet. Located in timberlea close to all Recreation, shopping, and school facilities. Living room has the added bonus of a corner fireplace!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Connect

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





