



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**188 CAQUETTE Crescent, Fort McMurray T9K 2H9**

MLS®#: **A2233458**

Area: **Timberlea**

Listing Date: **06/21/25**

List Price: **\$245,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

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

Lot Information

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

DOM

**11**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Modular Home**

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot**  
Park Feat: **Parking Pad,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Jetted Tub,Skylight(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8' 0" x 4' 11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14' 8" x 9' 8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9' 1" x 13' 0"</b>
<b>Laundry</b>	<b>Main</b>	<b>8' 9" x 7' 9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14' 8" x 12' 11"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9' 3" x 5' 11"</b>
<b>Bonus Room</b>	<b>Main</b>	<b>10' 8" x 7' 9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>5' 8" x 18' 7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14' 8" x 14' 8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$330**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH**

Legal Desc: **9622660**

Remarks

Pub Rmks: **Welcome to 188 Caouette Crescent - a beautifully updated detached home offering modern style and true move-in readiness. Set on a spacious, fully fenced lot, this property is ideal for those seeking comfort, convenience, and peace of mind. Enjoy a long list of recent upgrades, including New Shingles (2019), New Skylights (2024), New Back Deck with Built-in Hot Tub (2020), and a New Hot Water Tank (2023). The extra-wide front driveway accommodates four vehicles, while an RV gate and concrete pad beneath the deck provide added parking or storage options. Step inside to a bright and inviting open-concept living space with luxury vinyl plank flooring (2019) and fresh, neutral paint. A natural gas fireplace and rustic feature wall bring warmth and character to the living room, while the spacious kitchen and dining area boast generous counter space and storage, complemented by a farmhouse-style chandelier and new skylights for an abundance of natural light. A new exterior door connects the indoor space to the back deck—perfect for entertaining. The primary suite offers a walk-in closet and a refreshed ensuite with a jetted soaker tub, updated vanity, and modern fixtures. Two additional bedrooms and a full 4-piece bathroom provide flexible space for family or guests. Outside, the expansive deck runs the full length of the home, creating the ultimate outdoor living area. The yard has room for a trampoline, play structure, two sheds, and even features a charming apple tree out front. For added convenience, this home can be sold fully furnished—ideal for first-time buyers, investors, or those looking for a smooth transition.**

Inclusions: **hot tub, stand up freezer, play structure**  
Property Listed By: **The Agency North Central Alberta**

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