



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

Lot Information

Lot Sz Ar:

4,722 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,211

Low Sqft:

Ttl Sqft:

1,211

DOM

11

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot

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

4pc Bathroom

Bedroom

Dining Room

Laundry

Bedroom - Primary

Level

Main

Main

Main

Main

Main

Dimensions

8' 0" x 4' 11"

14' 8" x 9' 8"

9' 1" x 13' 0"

8' 9" x 7' 9"

14' 8" x 12' 11"

Room

4pc Ensuite bath

Bonus Room

Kitchen

Living Room

Level

Main

Main

Main

Main

Dimensions

9' 3" x 5' 11"

10' 8" x 7' 9"

5' 8" x 18' 7"

14' 8" x 14' 8"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$330		Fee Simple		RMH
		Fee Freq:		
		Monthly		
Legal Desc:	9622660			
			Remarks	
Pub Rmks:	<p>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 optionsStep 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.</p>			
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