



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2238099**

Area: **Timberlea**

Listing Date: **07/11/25**

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1996**

Lot Information

Lot Sz Ar:

**4,722 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,188**

Low Sqft:

Ttl Sqft:

**1,188**

DOM

**0**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Mobile Home-Single  
Wide**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Gazebo,Landscaped,See Remarks**

**Driveway,Parking Pad,Paved,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Block**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Freezer,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Jetted Tub,Open Floorplan,See Remarks,Skylight(s),Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

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 meticulously maintained and thoughtfully updated 3-bedroom, 2-bathroom home located in the heart of Timberlea, just minutes from schools, shopping, restaurants, and trails. This home is truly turnkey and even offers the option to come fully furnished, making your move seamless and stress-free. Step inside to a bright and welcoming living room featuring large windows and a cozy gas-burning fireplace. The kitchen offers modern stainless steel appliances, ample cabinetry, and a functional layout that flows into the dining area, which is filled with natural light from brand-new skylights installed in 2024. Designed with comfort in mind, the layout offers separation between living spaces. On one side of the home, you'll find two generous bedrooms and a full 4-piece bathroom. On the opposite side is the spacious primary suite, complete with a walk-in closet and private en-suite with a relaxing jetted tub. A separate laundry room is also conveniently located in this wing. Outside, the oversized lot is perfect for both relaxing and entertaining. The expansive back deck that features a private hot tub (2020) and a pergola sitting area. Just off the deck, the fully fenced yard includes a built-in play structure, two storage sheds, and plenty of green space for kids to play or guests to gather. There's also RV parking and an ample amount of parking for added convenience. Additional updates include a hot water tank (2023), shingles (2019), vinyl plank flooring (2019), and central air conditioning. With thoughtful upgrades throughout, great outdoor features, and the option to purchase the home fully furnished, this property is ready for its next owner to simply move in and enjoy. Schedule your personal tour today!**

Inclusions: **Play Structure, Hot Tub (As Is), Shed x2, All Furniture Negotiable**

Property Listed By: **EXP REALTY**

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

















