



THE
A-TEAM

**RE/MAX
FIRST**

145 CAQUETTE Crescent, Fort McMurray T9K2H5

MLS® #: **A2238872**

Area: **Timberlea**

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

List Price: **\$277,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2016

Lot Information

Finished Floor Area

Lot Sz Ar:

4,327 sqft

Lot Shape:

Abv Sqft:

1,507

Low Sqft:

Ttl Sqft:

1,507

DOM

0

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Standard Shaped Lot
Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Carpet, Vinyl

Water Source:

Fnd/Bsmt:

Block

Kitchen Appl:

Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Int Feat:

Kitchen Island, Open Floorplan

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: **145 Caouette Crescent welcomes you! This 4 Bedroom, 2 bath home is located in a prime location close to Schools and the Syncrude Athletic Park with an aquatic park, skate park, playground, ball diamonds and outdoor rink. This property features an open concept layout, with a spacious living room, featuring a natural gas fireplace and superior window design, with privacy in mind. This oversized Livingroom seamlessly flows into the dining and kitchen area, which boasts stainless steel appliances , ample storage and counter space. Perfect for entertaining and making great family memories. With 3 additional bedrooms this home provides plenty of space for a growing family or guests. The Primary bedroom with its own ensuite and walk in closet is located at the opposite end of the home, providing plenty of privacy for relaxation at the end of a busy day. In addition to the fantastic amenities within Syncrude Athletic Park, the close proximity to schools ensures a short commute for students, making it an ideal choice for families with children. Another highlight of this property is the great size yard with plenty of room to host BBQ's and for the littles and/ or puppies to run and play. With enough room lo build that shed/workshop you've been dreaming of. So stop dreaming and book your viewing today !**

Inclusions: **None**
Property Listed By: **RE/MAX Connect**

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









