



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**153 CALDWELL Crescent, Fort McMurray T9K1G4**

MLS®#: **A2241186**

Area: **Thickwood**

Listing Date: **07/17/25**

List Price: **\$344,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1980**

Lot Information

Lot Sz Ar:

**6,458 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,134**

Low Sqft:

Ttl Sqft:

**1,134**

DOM

**1**

Layout

Beds:

**3 (2 1 )**

Baths:

**2.5 (2 1)**

Style:

**Bi-Level**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Many Trees**

**Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Laminate, Linoleum**

Water Source:

Fnd/Bsmt:

**Wood**

Kitchen Appl:

**None**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**7921223**

Zoning:

**R1**

Remarks

Pub Rmks:

**Charming & Affordable Bi-Level in Quiet Thickwood Welcome to 153 Caldwell Crescent - an excellent opportunity to own a well-laid-out bi-level home in the quiet**

and established neighbourhood of Thickwood. Offering 1,134 sq ft of living space, 3 bedrooms, and 2.5 bathrooms, this home is ideal for buyers seeking affordability, space, and future potential. Step inside to a spacious entryway that leads into a bright living room, featuring large windows, durable laminate flooring, and a cozy wood-burning fireplace with an attractive stone surround. The adjoining kitchen and dining area are functional and welcoming, with wood-toned cabinetry, laminate countertops, lino flooring, and convenient back door access to the rear deck - perfect for enjoying warm summer evenings. The main level features a spacious primary bedroom with a private 2-piece ensuite, along with an additional bedroom and a 4-piece main bathroom. The fully developed basement adds valuable living space with a third bedroom, a large rec room with a wet bar, and a 3-piece bathroom — ideal for entertaining or extended family stays. Situated on a generous 6,458 sq ft lot, this home offers mature trees in both the front and backyard, adding privacy and natural beauty. The property also includes an attached driveway and a single-car garage for added convenience. Located just steps from the Birchwood Trail system and nestled in one of Fort McMurray's most peaceful neighbourhoods, this property offers a rare combination of value and potential. With a little TLC and cosmetic updating, 153 Caldwell Crescent can truly become a place to call home. Don't miss out — book your private viewing today!

Inclusions:  
Property Listed By:

None  
**ROYAL LEPAGE BENCHMARK**

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













