

\$244,900 - 188 Caouette Crescent, Fort McMurray

MLS® #A2185055

\$244,900

3 Bedroom, 2.00 Bathroom, 1,211 sqft
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 188 Caouette Crescent, a meticulously updated detached home boasting a modern aesthetic and turnkey condition. Situated on a large fully fenced lot, this residence offers stress-free home ownership with a long list of recent upgrades, including New Shingles (2019), New Skylights (2024), a New Back Deck with a built-in Hot Tub (2020), and a New Hot Water Tank (2023).

As you arrive, you'll appreciate the expansive front driveway providing parking for four vehicles. An RV gate offers additional parking options, with a concrete pad underneath the deck for recreational storage if desired.

Step inside to discover a bright and welcoming main living space adorned with New Luxury Vinyl Plank Floors (2019) and neutral paint on the walls. The living room features a cozy natural gas fireplace and a rustic feature wall, creating a warm ambiance. The spacious kitchen and dining area offer ample counter and storage space, with a charming farmhouse-inspired chandelier illuminating the dining table. New skylights flood the space with natural light, while a new exterior door seamlessly connects the indoor and outdoor areas, ideal for entertaining.

The primary bedroom, nestled at the back of the home, boasts a walk-in closet and an updated ensuite bathroom with a luxurious jetted soaker tub, updated vanity, and lighting



fixtures. Two additional bedrooms and another four-piece bathroom complete the layout, providing comfortable accommodation for the whole family.

Outside, the expansive deck extends along the length of the home, providing plenty of space for outdoor relaxation and entertainment. The spacious yard offers room for a trampoline, play structure, and two sheds, with an apple tree in the front adding seasonal charm.

This home can come fully furnished, offering the ultimate convenience for new homeowners. Don't miss your chance to experience stress-free living—schedule your private tour today!

Built in 1996

Essential Information

MLS® #	A2185055
Price	\$244,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,211
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Active

Community Information

Address	188 Caouette Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9K 2H9

Amenities

Amenities Snow Removal, Trash
Parking Spaces 4
Parking Parking Pad, RV Access/Parking, RV Gated

Interior

Interior Features Jetted Tub, Laminate Counters, Open Floorplan, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating Fireplace(s), Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Basement None

Exterior

Exterior Features Garden, Private Yard
Lot Description Back Yard, Landscaped, Standard Shaped Lot
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Block

Additional Information

Date Listed January 3rd, 2025
Days on Market 109
Zoning RMH

Listing Details

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.