

# \$297,900 - 145 Caouette Crescent, Fort McMurray

MLS® #A2131210

**\$297,900**

4 Bedroom, 2.00 Bathroom, 1,507 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

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 to build that shed/workshop you've been dreaming of. So stop dreaming and book your viewing today !



Built in 2016

## Essential Information

MLS® #	A2131210
Price	\$297,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,507
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Active

### **Community Information**

Address	145 Caouette Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2H5

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Street Lighting, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

### **Additional Information**

Date Listed	May 13th, 2024
Days on Market	303
Zoning	RMH

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

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.