

236 Caouette Crescent
Fort McMurray, Alberta

MLS # A2138111



\$199,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,350 sq.ft.	Age:	1984 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Stall		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Standard Shaped L		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	None	Utilities:	Cable, Electricity, Phone
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings

AFFORDABILITY ON THIS MOVE-IN READY HOME UNDER \$200K. This home has seen extensive renovations over the past 10 years which include shingles, new front and rear decks, hot water tank, flooring, updated kitchen, renovations in the bathrooms, and more. The exterior of this home offers a large fully fenced and landscaped lot, extra wide driveway for loads of parking, and large decks. The inside of this home is sure to impress with almost 1400 sqft of living space including 3 BEDROOMS AND 2 FULL BATHROOMS. Step inside this large foyer, that opens to your addition that can function as a family room or a 4th bedroom, which has direct access to your backyard. The rest of the living area of this home offers a great open concept with updated floors that go throughout. In addition, a bright eat-in kitchen has loads of updated and white cabinetry and a bay window. The large living room gives you a great space for entertaining your family and friends. This level is complete with 3 bedrooms. The 2nd and 3rd bedrooms offer a shared Jack and Jill bathroom which has been updated and seen many renovations. The main bathroom has a 4 pc bath that has also seen renovations and offers a soaker tub. The Primary bedroom has a large wall closet and large window. In addition to all these fantastic features, you have a laundry room with front loading washer and dryer. This home will check off all the boxes and seal the deal with its convenient location in walking distance to schools, and next to Syncrude Athletic Park and sports fields, children's park, and skate park. Call today and schedule your personal viewing.