

**264 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2171754



\$199,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Double Wide Mobile Home		
Size:	2,130 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Front Drive, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Level, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 264 Caouette Crescent; Boasting 4 spacious bedrooms and 3 full bathrooms, this home is thoughtfully designed to meet the needs of a growing family. Step inside to a welcoming foyer with a convenient and large closet, offering plenty of space for organization. The bright and airy living room is adorned with large windows that flood the space with natural light, while a cozy corner gas fireplace sets the stage for warm, relaxing evenings. The functional kitchen features a breakfast bar, and a generous corner pantry that is adjacent to the dining space. Off the kitchen is the laundry room that offers access to a versatile bonus area with its own separate entrance—perfect for a home office, gym, or playroom. This bonus space further connects to one of the two primary bedrooms, featuring a private 3-piece ensuite. The other primary bedroom is complete with a private 3-piece ensuite and a large closet. Toward the front of the home, you’ll find two additional well-sized bedrooms, one with its own walk-in closet, and they share a convenient 4-piece main bath. Step outside to enjoy the expansive deck, perfect for outdoor entertaining and relaxing, while the front driveway offers plenty of parking for vehicles, toys and RV storage. Ideally located in the heart of Timberlea - close to Tower Road, schools, shopping, and just across from Syncrude Athletic Park. With plenty of potential and a layout that suits modern family living, this is an opportunity you don’t want to miss. Schedule your showing today!