



GRASSROOTS
REALTY GROUP

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**232 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2237703



\$169,888

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,421 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Other	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, washer, dryer

AFFORDABLE, RENOVATED AND MOVE IN READY! NEW ECONOMIC LIFE With ALL THE RENOS (30 YEARS) FRESH PAINT THROUGHOUT and FRESHLY PAINTED FRONT AND REAR EXTERIOR DECKS, RETRO KITCHEN, UPDATED PLUMBING, UPDATED CHIMENEY, UNPATED UNDER BELLY, LOTS OF PARKING, VAULTED CEILINGS AND MORE. Step inside this beautifully renovated home in Timberlea, next to Syncrude Athletic Sports park, trails, kids water park . Step inside to this spacious 1400+ home with large front foyer and mudroom that leads you to a open concept floor plan featuring a sunken living room with vaulted ceilings, updated laminate flooring throughout this no carpet home. The renovated kitchen features a super cool retro cabinetry, stainless steel appliances and lots of storage space. The Primary bedroom offers a 5 PC ENSUITE with double sinks, MASSIVE tub, and shower. There is a BONUS ROOM, great for a play room for the kids, or office or exercise room. At the front of the home there is 2 more bedrooms and FULL 4 pc BATHROOM. This home that is turn key and move in ready at a an AFFORDABLE PRICE, is complete with NEW LIGHT FIXTURES, UPDATED HOT WATER TANK, SEPARATE LAUNDRY ROOM, UPDATED PLUMBING AND IS FULLY HEAT TRACED UNDERNEATH. The exterior offers a fully fenced and landscaped yard with large front deck. This home has a NEW ECONOMIC REMAINING LIFE OF 30 YEARS. This will ensure a longer amortization rate for your mortgage. Call today for your personal tour. Condo fees include, water, sewer, garbage pickup, snow removal and street cleaning and common area maintenance.