



**GRASSROOTS**  
REALTY GROUP

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**145 Caouette Crescent NE  
Fort McMurray, Alberta**

**MLS # A2238872**



**\$277,900**

|                  |                                |               |                  |
|------------------|--------------------------------|---------------|------------------|
| <b>Division:</b> | Timberlea                      |               |                  |
| <b>Type:</b>     | Residential/Manufactured House |               |                  |
| <b>Style:</b>    | Mobile Home-Single Wide        |               |                  |
| <b>Size:</b>     | 1,507 sq.ft.                   | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 4                              | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Off Street                     |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                      |               |                  |
| <b>Lot Feat:</b> | Standard Shaped Lot            |               |                  |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 330 |
| <b>Basement:</b>   | None                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                   | <b>Zoning:</b>    | RMH    |
| <b>Foundation:</b> | Block                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Open Floorplan |                   |        |

**Inclusions:** None

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