



**GRASSROOTS**  
REALTY GROUP

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**197 Caouette Crescent  
Fort McMurray, Alberta**

**MLS # A2239405**



**\$179,500**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, washer, dryer

\*\*\*\*\* \$5,000 \*\*\*\*\* REBATE Offered by seller for improvements to the first buyer to offer on this property, offer expires 31 July, 2025. \*\*\*  
CALLING ALL BOYS & GALS WITH TOYS! Perfect starter home! Looking for a 3 bedroom, 1 bath home? This home is priced to sell and is nestled around schools, Syncrude Park, bus routes, shopping and all amenities. A must to add to your shopping list, This one is sure to please the most discerning of buyers. Imagine cooking dinner for your family and entertaining them in your spacious living room or just hanging out on movie night. There 3 bedrooms that are great for the kids or guests. Outside you will discover a huge deck / front porch to hang out for your summer BBQs. Enjoy a gardeners delight with apple tree and raspberry bushes! Need parking or RV storage? Look no further this lot can park up to 7 vehicles and is fenced in for the kids. The low condo fees include water, sewer, garbage, and maintenance for the common property (roads, underground services). Hot water tank replaced 2020. The exterior of the home has been updated over the last few years. There are 2 sheds for extra storage. ACT FAST! Call today and start packing!