



GRASSROOTS
REALTY GROUP

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**153 Caldwell Crescent
Fort McMurray, Alberta**

MLS # A2241186



\$334,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,134 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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Charming & Affordable Bi-Level in Quiet Thickwood Welcome to 153 Caldwell Crescent – an excellent opportunity to own a well-laid-out bi-level home in the quiet and established neighbourhood of Thickwood. Offering 1,134 sq ft of living space, 3 bedrooms, and 2.5 bathrooms, this home is ideal for buyers seeking affordability, space, and future potential. Step inside to a spacious entryway that leads into a bright living room, featuring large windows, durable laminate flooring, and a cozy wood-burning fireplace with an attractive stone surround. The adjoining kitchen and dining area are functional and welcoming, with wood-toned cabinetry, laminate countertops, lino flooring, and convenient back door access to the rear deck – perfect for enjoying warm summer evenings. The main level features a spacious primary bedroom with a private 2-piece ensuite, along with an additional bedroom and a 4-piece main bathroom. The fully developed basement adds valuable living space with a third bedroom, a large rec room with a wet bar, and a 3-piece bathroom — ideal for entertaining or extended family stays. Situated on a generous 6,458 sq ft lot, this home offers mature trees in both the front and backyard, adding privacy and natural beauty. The property also includes an attached driveway and a single-car garage for added convenience. Located just steps from the Birchwood Trail system and nestled in one of Fort McMurray's most peaceful neighbourhoods, this property offers a rare combination of value and potential. With a little TLC and cosmetic updating, 153 Caldwell Crescent can truly become a place to call home. Don't miss out — book your private viewing today!