



**108 Caouette Crescent  
Fort McMurray, Alberta**

**MLS # A2274984**



**\$69,900**

<b>Division:</b>	Timberlea	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b> 1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1
<b>Garage:</b>	Driveway, None	
<b>Lot Size:</b>	0.11 Acre	
<b>Lot Feat:</b>	See Remarks	

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

**OPPORTUNITY KNOCKS! PUT YOUR SWEAT EQUITY TO WORK FOR YOU HERE!** This home could shine like a diamond!

Features: Great size yard for the kids, inside you will find a spacious foyer, leading to your open concept dining/kitchen and living room. There are 3 bedrooms, with a large bathroom. Surrounded with laminate flooring. Stop by and see what this home has to offer, cheaper than rent! Condo fee includes water, sewer, garbage and is only \$330.00 per month. Property sold as is where is without any seller's warranties or representations! ACT FAST! This is priced to move! CALL NOW!