



GRASSROOTS
REALTY GROUP

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**128 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2278202



\$229,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,164 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Level, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, See Remarks, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Over the Range Microwave, Washer, Dryer, Central A/C, Blinds, Deep freeze in shed, Shed Heater

Welcome to 128 Caouette Crescent! This is a well maintained 3 bedroom, 2 bathroom mobile home is packed with features for a comfortable and stylish living in the heart of Timberlea with a LARGE HEATED SHED WITH A BUILT IN BAR. The spacious living room welcomes you with well maintained hardwood floors, crown molding, and a cozy built in corner electric fireplace that adds both charm and warmth. The kitchen is bright and functional, featuring an abundance of cabinetry, white countertops, a large walk-in PANTRY, and an eating area spacious enough to fit a full 6 seat dining table. Perfect for family meals or entertaining guests. The primary suite offers a private retreat with a walk-in closet and a 4 piece ensuite complete with a luxurious jetted tub. On the opposite end of the home, two additional bedrooms and a second full bathroom provide space and privacy for kids, guests, or a home office. Step outside to enjoy a TWO TIERED DECK ideal for summer BBQs or peaceful evenings. At the back of the property, you'll find a fully finished 14x18 HEATED, WIRED, and INSULATED "MAN/WOMAN CAVE" or WORKSHOP, giving you the perfect space to unwind or dive into your hobbies. A double gated entry allows for easy access to haul in your toys or trailers, and there is PARKING in front of the gate for 3–4 vehicles making this property perfect for entertaining or accommodating a busy household. NOTABLE UPDATES include a new hot water tank (2022), shingles (2022), brand new furnace (2009) and new furnace chimney (2022). The home is fully heat traced underneath for peace of mind during the winter months and features central air conditioning to keep you cool in the summer. Water is included in the condo fees, adding to the affordability and ease of ownership. Located close to Syncrude Athletic Park, the splash park, skate park, and

scenic walking trails, this home offers both convenience and community. This property truly checks all the boxes. Don't miss your chance to call it home!