



**140 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2302978



\$274,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Block	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, OTR Microwave, Washer, Dryer

BRAND NEW MOBILE HOME THAT COMES WITH FULL BUMPER to BUMPER WARRANTY until July 2026 !! 3 BEDS/2 FULL BATHS!!! Canadian Built & Owned Manufacturers. Modern kitchen with All SS appliances, full kitchen tile backsplash, pantry. NO carpet home!! Huge master bedroom with walk in closet and full ensuite. Ensuite includes oversized oval tub. Home is equipped with HVR air exchanger,, vaulted ceilings. Outside you will find lots of parking!! Parking for all your toys or RV. A must see home!!! Call today to book your showing. Directions: