



**GRASSROOTS**  
REALTY GROUP

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**133 Caouette Crescent  
Fort McMurray, Alberta**

**MLS # A2108612**



**\$269,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cleared, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Great property for the growing family. Loads of room in the living room that can easily accommodate a sectional and the big screen. Kitchen has a ton of cupboards, counter top space and a corner pantry. 2nd entrance off the back where you will find the washer and dryer. Large master bedroom with a walk in closet and ensuite bath. This home is great for the kids as they have their own space at the opposite end of the modular with the other 2 bedrooms and another full bath separate from the master. Like the master, one of the other bedrooms also have a walk-closet. Need storage for the toys? Drive-thru 18.5. x 11 sq ft single car garage. 7 ft door on the front and a 7 ft off the back. Large side yard and deck for summer nights will have everyone enjoying the extra space. Long driveway with room for a RV. Walking distance to ball diamonds, soccer fields, skateboard park and walking trails.