



GRASSROOTS
REALTY GROUP

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**164 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2116528



\$249,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,207 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, No Animal Home, Open Floorplan		

Inclusions: Window Coverings, Refrigerator, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Living room TV with Mtg bracket, Master bedroom TV w/mounting bracket, spare bedroom TV w/mounting bracket, Air Conditioner, Shed x 2, Gazebo, Door Code.

Completely renovated property inside & out, welcome to 164 Caouette Crescent! This property has been updated throughout the interior in late 2018, new bathroom vanities, luxury vinyl + new kitchen! Your kitchen offers modern flat cabinetry, ample counter space, + island for additional meal prep + 5 appliances. Vinyl flooring spanning the living room & kitchen areas. You have a separate laundry/storage room just steps away from the kitchen. The primary suite is located at the rear of home, complete with a 4 piece ensuite & walk-in closet. 2 additional bedrooms + another 4 piece bathroom are located at the opposite end of the home. The exterior was upgraded in 2020 with new shingles & dark vinyl siding. Huge deck expanding almost the length of the home + you have a gazebo & designated BBQ area, perfect for entertaining! + you have 2 storage sheds. This home also received a new hot water tank in 2017 & features Air Conditioning! Driveway large enough for 2 vehicles comfortably. There is a playground just steps away + the bus stop across the street. This home has been meticulously taken care of, it is a must see! Call to view today!