



GRASSROOTS
REALTY GROUP

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**188 Caouette Crescent
Fort McMurray, Alberta**

MLS # A2118150



\$259,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,211 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking, RV Gated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Open Floorplan, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Sheds x2, hot tub, stand up freezer, play structure, furniture negotiable.

Welcome to 188 Caouette Crescent, a meticulously updated detached home boasting a modern aesthetic and turnkey condition. Situated on a large fully fenced lot, this residence offers stress-free home ownership with a long list of recent upgrades, including New Shingles (2019), New Skylights (2024), a New Back Deck with a built-in Hot Tub (2020), and a New Hot Water Tank (2023). As you arrive, you'll appreciate the expansive front driveway providing parking for four vehicles. An RV gate offers additional parking options, with a concrete pad underneath the deck for recreational storage if desired. Step inside to discover a bright and welcoming main living space adorned with New Luxury Vinyl Plank Floors (2019) and neutral paint on the walls. The living room features a cozy natural gas fireplace and a rustic feature wall, creating a warm ambiance. The spacious kitchen and dining area offer ample counter and storage space, with a charming farmhouse-inspired chandelier illuminating the dining table. New skylights flood the space with natural light, while a new exterior door seamlessly connects the indoor and outdoor areas, ideal for entertaining. The primary bedroom, nestled at the back of the home, boasts a walk-in closet and an updated ensuite bathroom with a luxurious jetted soaker tub, updated vanity, and lighting fixtures. Two additional bedrooms and another four-piece bathroom complete the layout, providing comfortable accommodation for the whole family. Outside, the expansive deck extends along the length of the home, providing plenty of space for outdoor relaxation and entertainment. The spacious yard offers room for a trampoline, play structure, and two sheds, with an apple tree in the front adding seasonal charm. This home can come fully furnished, offering the ultimate convenience for new homeowners. Don't miss your chance to experience

stress-free living—schedule your private tour today!